

# PORTFOLIO OF HOME DESIGNS

FURNISHED WITH AN ARCHITECTURAL ADVISORY AND CONSTRUCTION SUPERVISORY SERVICE



## FEDERAL HOME BUILDING SERVICE PLAN

SPONSORED BY THE FEDERAL HOME LOAN BANK BOARD  
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in cooperation with  
FEDERAL HOME LOAN BANK OF DES MOINES  
and  
SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI



★ Greater Value Through Supervised Construction ★



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From the collection of:  
Alan O'Bright





## PORTFOLIO OF HOME DESIGNS

The home designs illustrated in this portfolio are approved for use under the Federal Home Building Service Plan. They have been selected by responsible architects cooperating under the Plan as appropriate for small house building in this locality. Complete working drawings and detailed specifications necessary to sound building of any of these homes under the Plan are available.

### Plan Approved by the Federal Home Loan Bank Board:-

The Federal Home Building Service Plan is sponsored by the Federal Home Loan Bank Board. Its facilities equip members of the regional Federal Home Loan Banks to offer home builders a complete home building service. Its purpose is to provide better housing at lower cost through technical control of construction and through control of credit. It is for the benefit both of the home owner and the lending institution which holds the mortgage.

The Plan offers the home builder:

- (1) Efficient architectural design and detailed specifications  
*furnished only in conjunction with*
- (2) An architectural advisory and construction supervisory service,  
*and as evidence of such protective procedure*
- (3) A Certificate of Registration  
*also, and very importantly*
- (4) Financial advice and counsel

### Pleasing and Economical Design:-

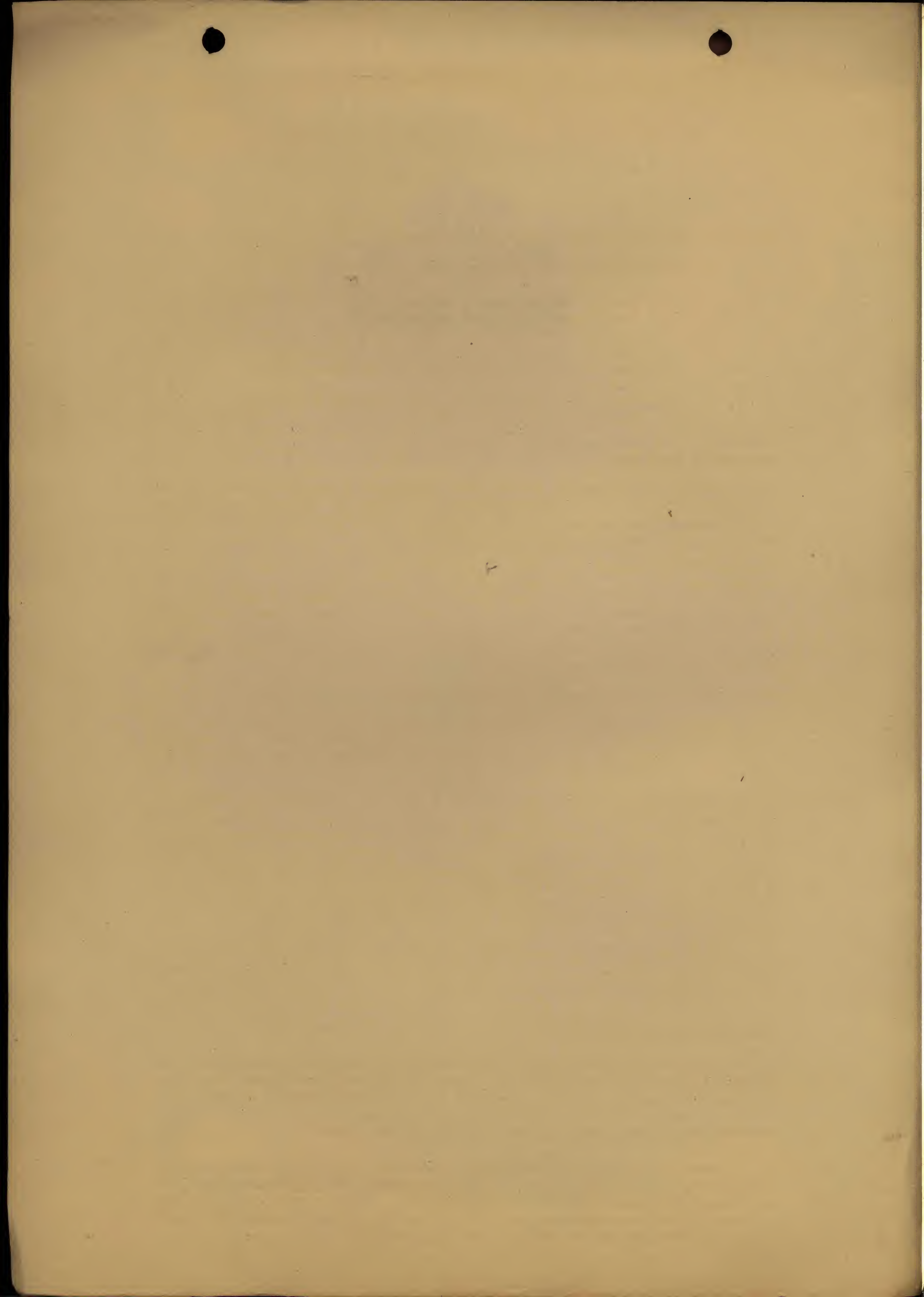
The intention is to provide a suitable variety of designs for various price ranges for houses costing not over \$7500. The prospective home builder should be able ordinarily to fit his requirements into one of these prepared designs. Minor revisions of a prepared plan will be possible in some cases.

Designs other than those illustrated in this portfolio meeting the requirements of the Plan will be approved. One of the objects of the Federal Home Building Service Plan is to encourage and stimulate the preparation and use of small house designs that promote efficient and economical home building.

Arrangements may be made to have original designs prepared for clients to meet individual requirements. Such separate design is necessary when the house will exceed the maximum cost for which prepared designs are provided.

Also working drawings and specifications brought in by prospective home builders may be reviewed for adequacy and suitability by the approved architects or technicians cooperating under the Plan. If approved as meeting the requirements of the Plan, and no arrangements have been made for competent technical supervision, they may be built under the architectural advisory and construction supervisory services of the Plan.

These designs are not sold separately and will be furnished only in conjunction with architectural advisory and construction supervisory services by competent architects and other technicians cooperating under the Service Plan who have been approved by the Federal Home Loan Bank Board. A list of such approved architects and technicians is available; others qualified to perform such services and meeting the eligibility requirements of the Plan will be approved.





#### **The Architectural Advisory and Construction Supervisory Service:-**

This service assists the home builder in:

- (1) Securing an efficient architectural plan and lasting value in design.
- (2) Selecting a design suitable to the neighborhood.
- (3) Adapting the design properly to the building site.
- (4) Selecting of qualified contractors (on owner-built projects)
- (5) Taking competitive bids and providing for the customary contract documents (on owner-built projects)
- (6) Providing for sound construction through inspection of materials and periodic supervision of workmanship.

#### **Certificate of Registration:-**

Evidence that the home has been built under the Plan will be furnished the home builder on satisfactory completion of construction, in the form of a *Certificate of Registration* signed by the technical supervisor of construction, issued by the lending institution and registered on the records of the Federal Home Loan Bank at Washington, D. C.

#### **Financial Advice and Counsel:-**

The Plan provides for the lending institution to advise the prospective home builder with regard to the financial phases of the home building project. It will pass judgment upon the ability of the home builder to finance the project and meet the monthly payments to amortize the mortgage. It will determine the amount of the loan which it is willing to make for building a particular house for a particular borrower.

#### **Federal Home Building Service Plan Available at Nominal Fees:-**

Through cooperation of the architectural profession, it is possible to introduce this technical service into small home building at fees so nominal that home builders are able to secure technical safeguards on even the lowest price houses. The established fees vary generally in accordance with the cost of the house.

The minimum fee is based on use of prepared working drawings without changes, complete and detailed specifications, inspection of building site, several consultations for the selection of the most suitable design and for adapting the plan to the site, qualifying of contractors and securing of bids (on owner-built projects) and a specified number of supervisions of the construction work. Additional consultations and inspections may be arranged at specified nominal fees each. Revisions of prepared plans, or creating original design for the client, add to the minimum fee. Discounts from fees charged on the individual project, may be granted home builders who construct a number of houses simultaneously under the Plan.

These technical fees are considered a legitimate part of the construction cost as adding value to the improvements; hence they are added to the investment upon which the loan is computed and may be included and paid from the construction fund.

#### **Protection of the Public Under the Plan:-**

The public can identify the Federal Home Building Service Plan as the complete home building service sponsored and offered through the facilities of the Federal Home Loan Bank Board by the name, official insignia, Certificate of Registration and other elements comprising the Plan.

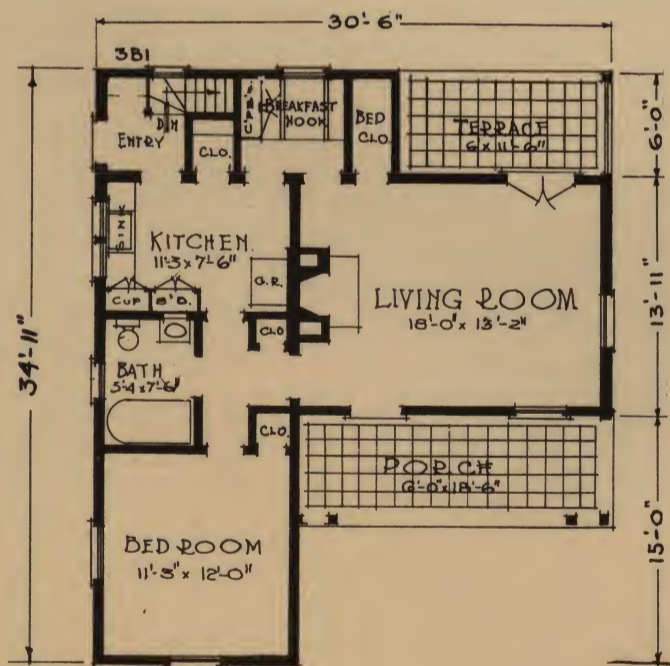
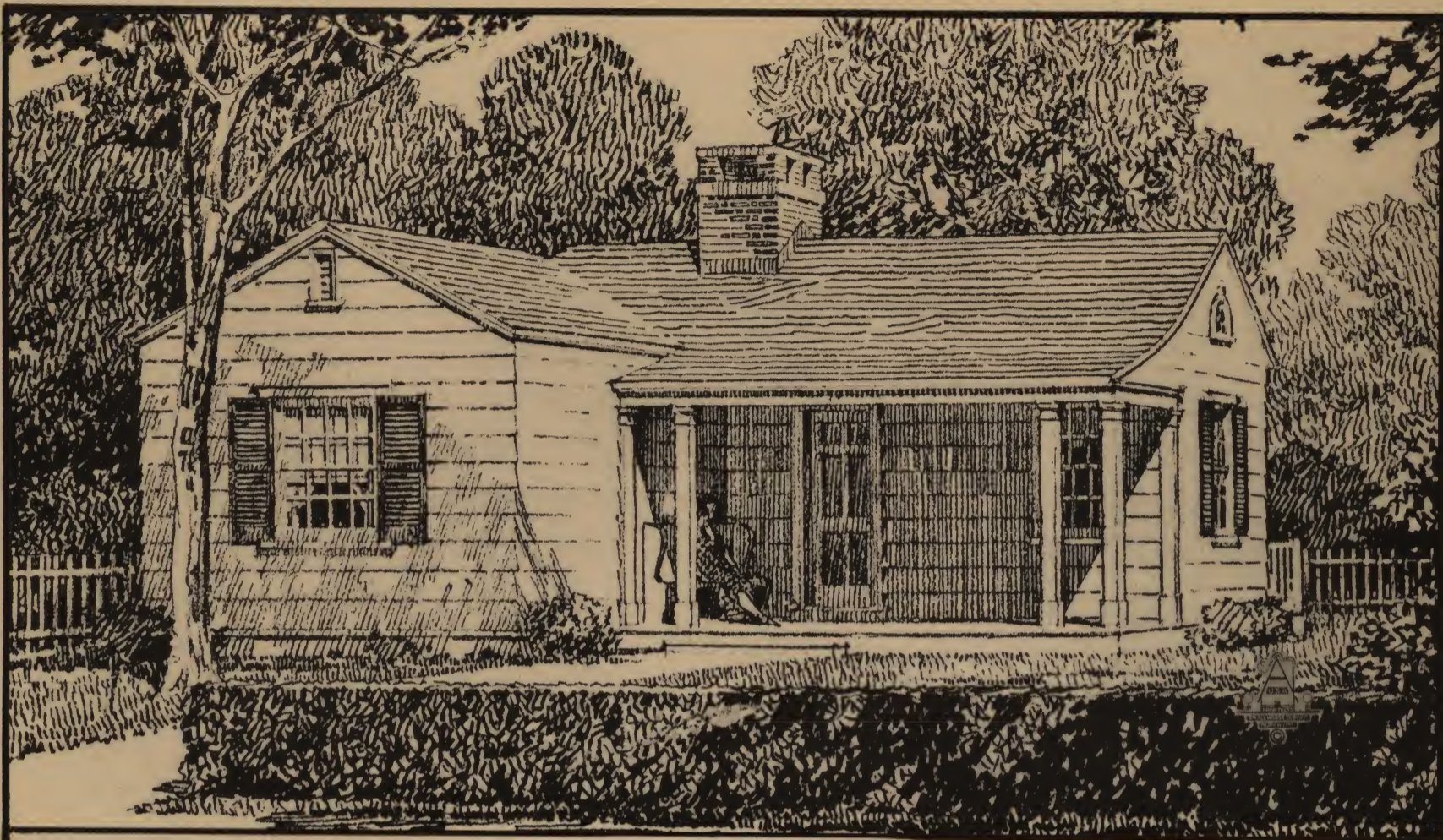
#### **Protection of the Federal Home Building Service Plan against Infringement:**

The use of the name Federal Home Building Service Plan, the use of the approved insignia, the Certificate of Registration, and the other parts and elements comprising the Plan will be protected against infringement by the Federal Home Loan Bank Board so that no person, firm or Corporation shall represent to the public any service, plan, or product as being the Federal Home Building Service Plan unless the same is in accord with the Plan's requirements.









## THREE ROOM FRAME BUNGALOW

**Construction:** Wood frame.

**Exterior finish:** Wide siding or shingles.

**Ceiling height:** 8'6".

This plan provides extra sleeping accommodations in the living room, where there is a bed closet. A dining alcove is arranged between the living room and kitchen. A rear entry leads to the basement. The porch at the front and the terrace at the rear add somewhat additional expense, but the terrace may be omitted. The fireplace also may be omitted.

### Cubage

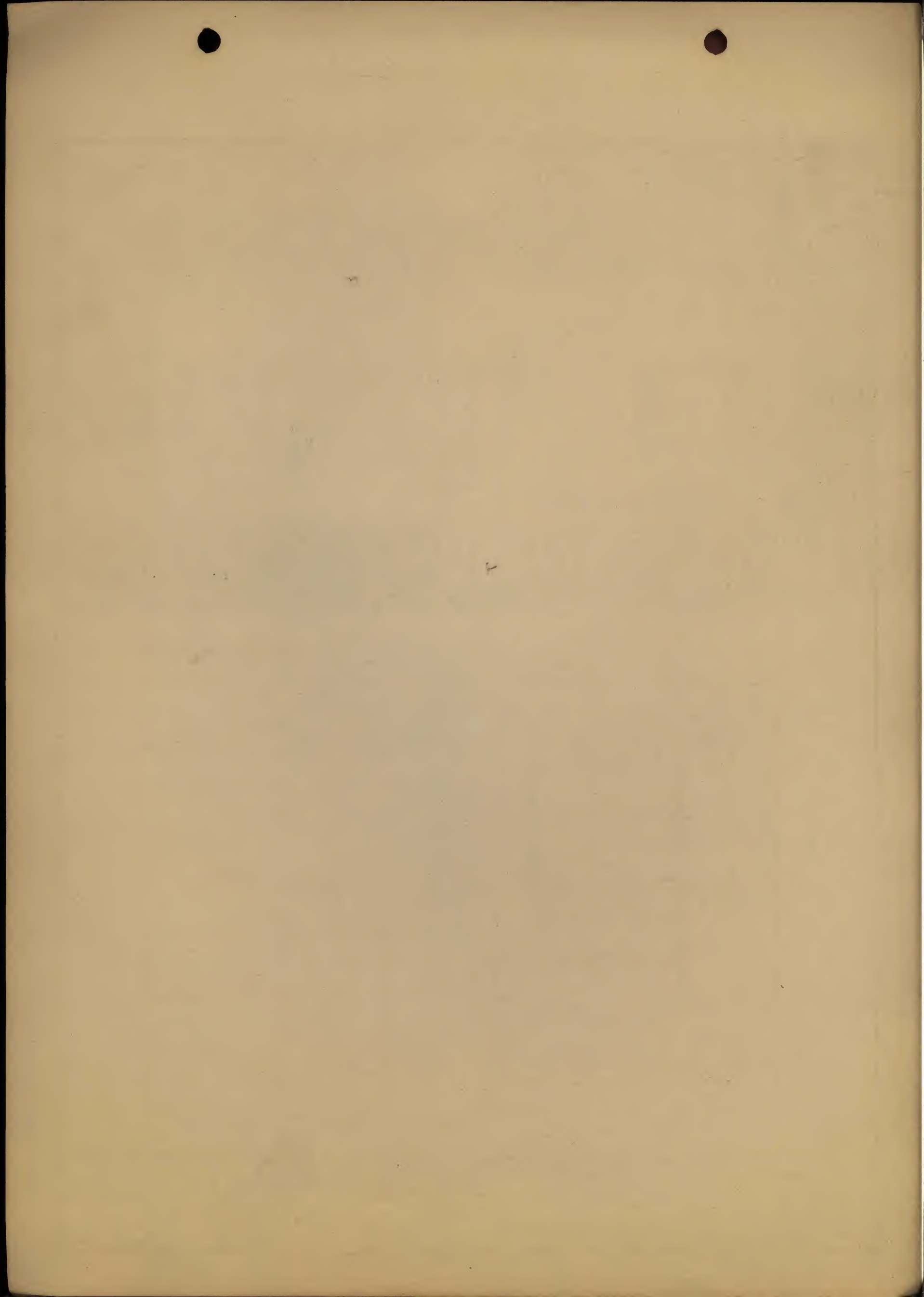
House 17,503 Cu. Ft.  
Porch 840 Cu. Ft.  
Total 18,343 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

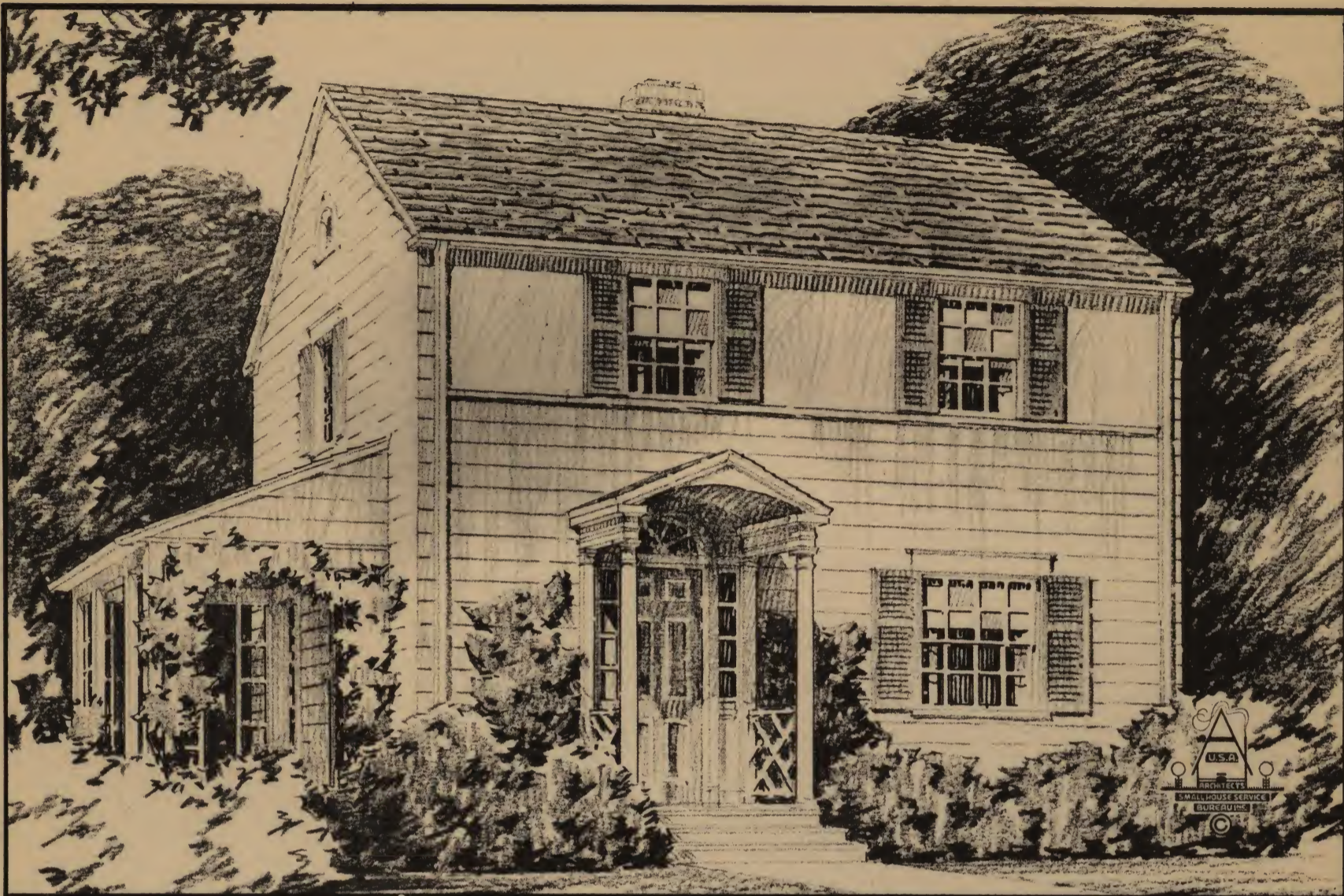
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411 Security Building Saint Louis, Missouri

DESIGN  
3-B-1









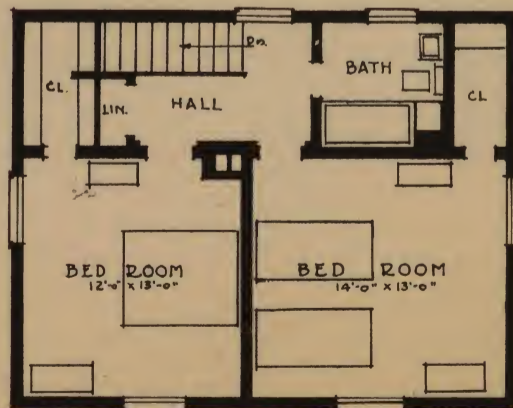
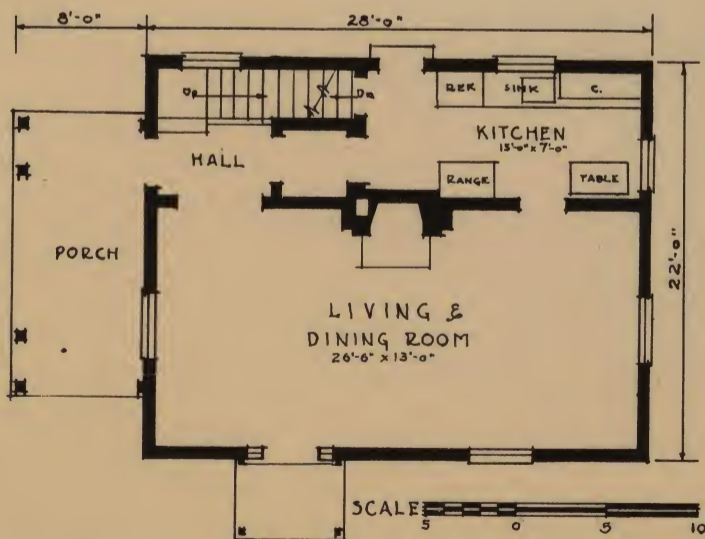
## FOUR ROOM, TWO STORY HOUSE

**Construction:** Wood frame.

**Exterior finish:** Wide siding, stucco panels in upper front wall.

**Ceiling height:** First story 8'6", second story 8'.

The working drawings provide varied arrangements of entrance and porch for different lot widths and for different facings. There are eight such arrangements indicated.



### Cubage

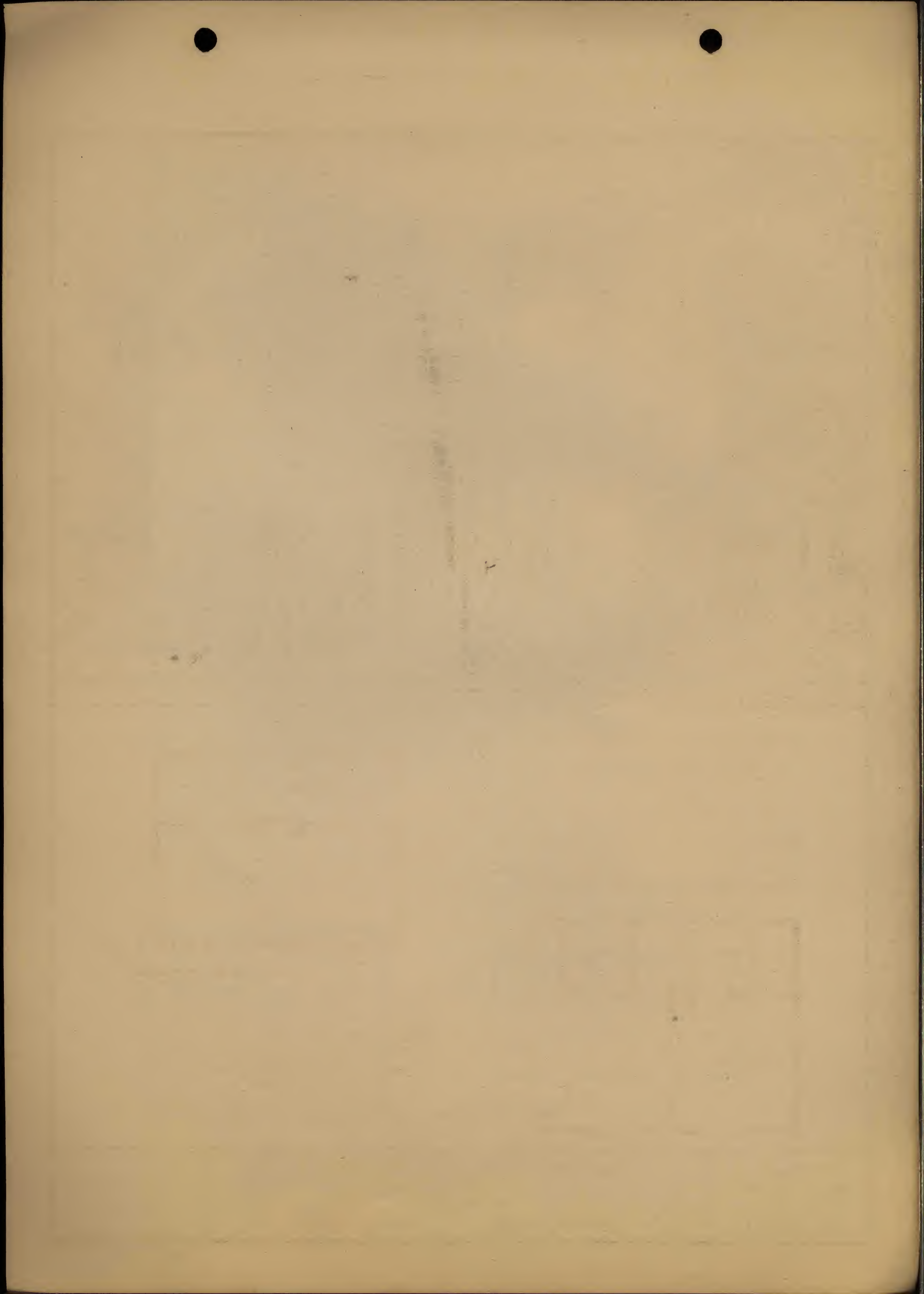
House 17,100 Cu. Ft.  
Porch 870 Cu. Ft.  
Total 17,970 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

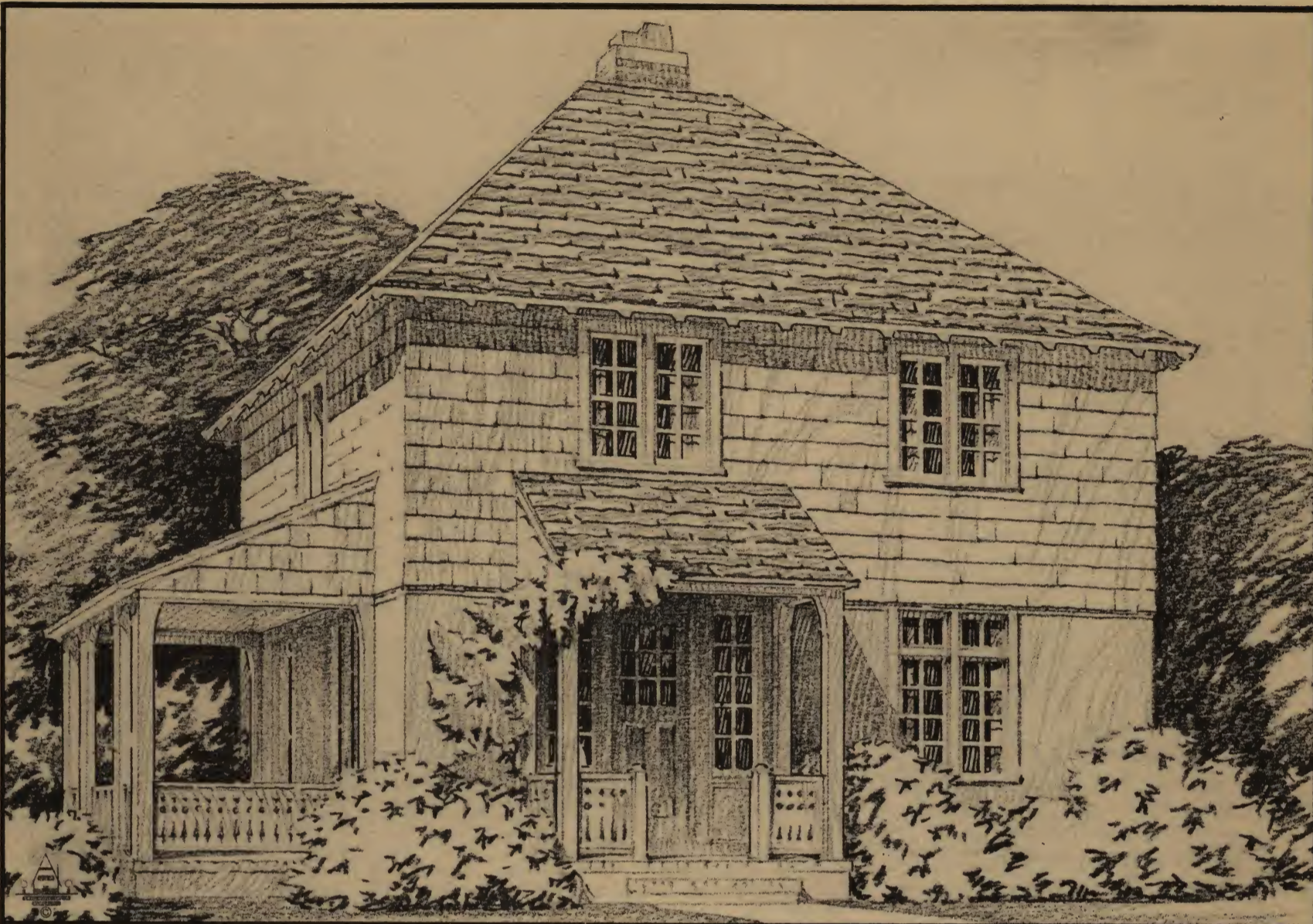
Office of the Secretary  
411 Security Building Saint Louis, Missouri

DESIGN  
4-A-36







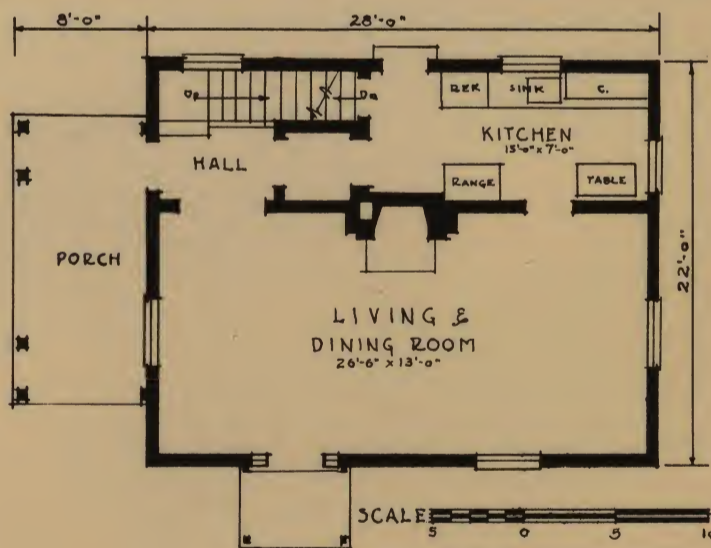
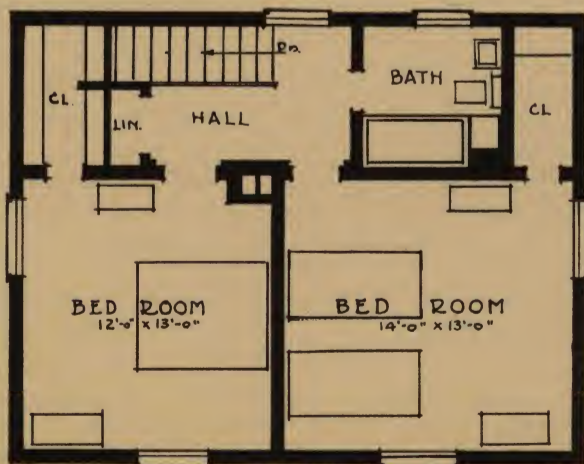


## LIVING AND DINING ROOM COMBINED

**Construction:** Wood frame.

**Exterior finish:** Stucco to second story level, siding or shingles above.

**Ceiling height:** First story 8'6", second story 8'.



In this plan living and dining space are combined into one generous area. Stairs to the second floor are directly accessible to the kitchen by way of the hall. Alternate locations of porches are indicated. A different exterior, with identical plans, is provided in design 4-A-36.

### Cubage

House 17,100 Cu. Ft.  
 Porches 870 Cu. Ft.  
 Total 17,970 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

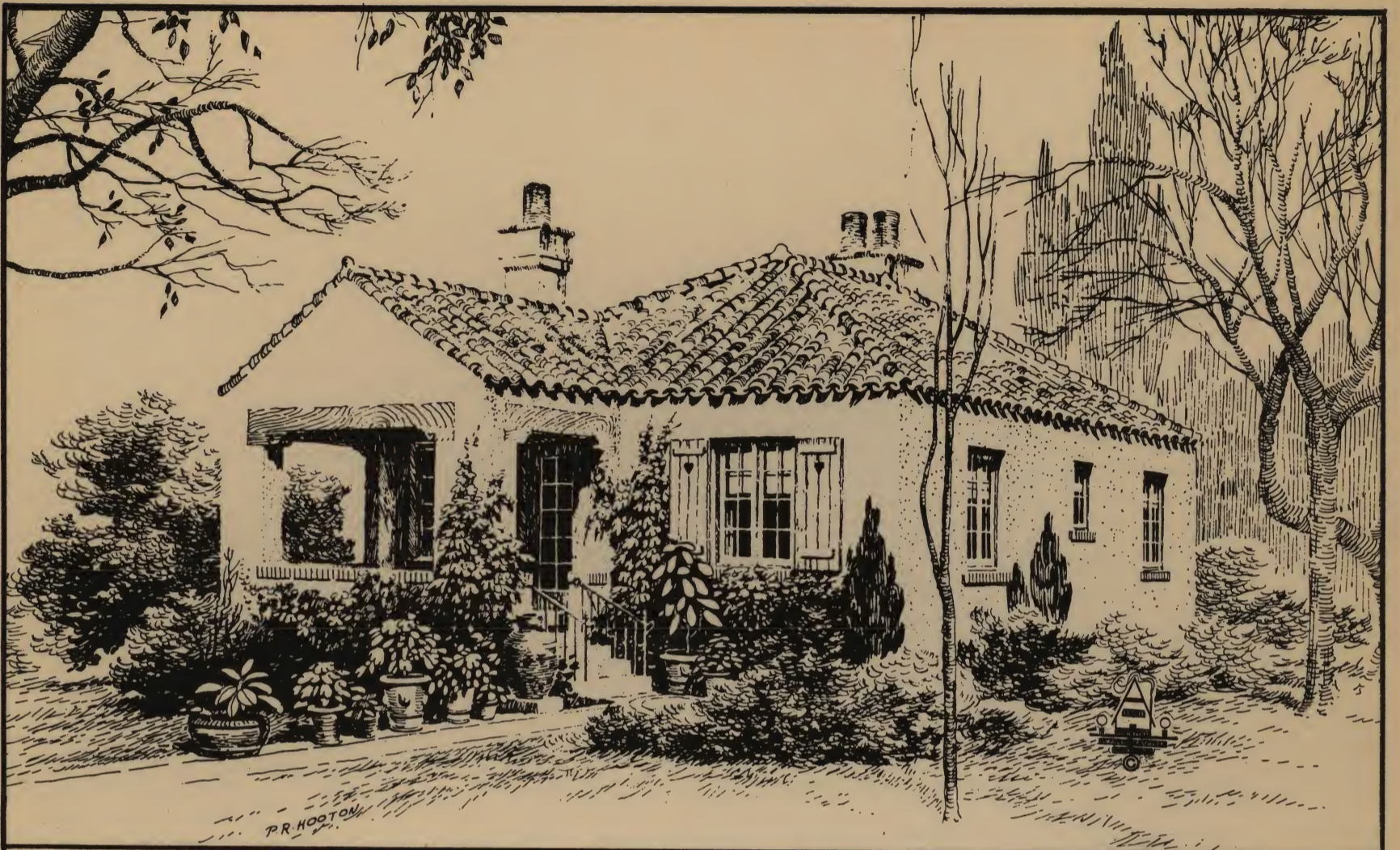
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DESIGN  
 4-A-37

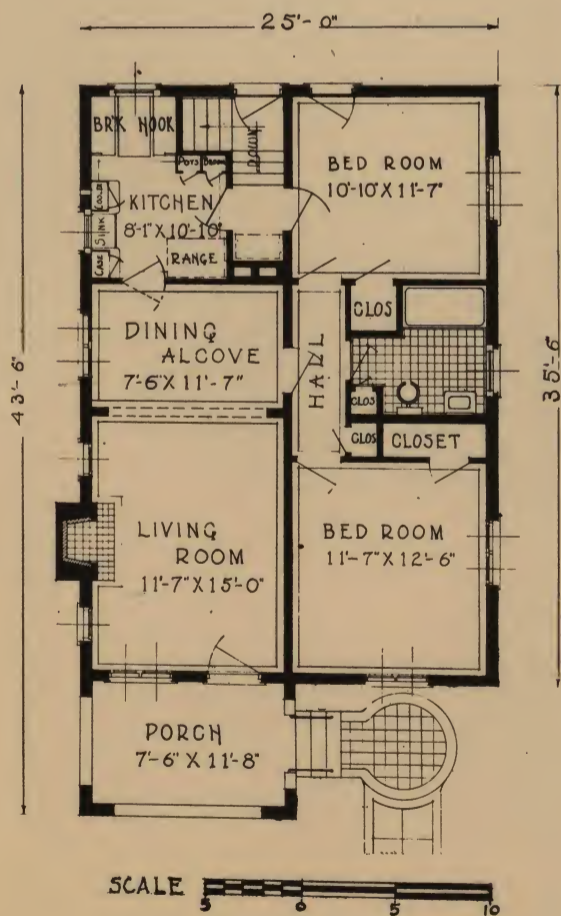








## MEDITERRANEAN TYPE BUNGALOW



**Construction:** Hollow tile walls.

**Exterior finish:** Stucco. Tile roof.

**Ceiling height:** 8'4".

Although designated a four-room bungalow, this design has practically a full size dining room, thus giving five-room accommodations. In addition, there is a breakfast nook in the kitchen. The fireplace may be omitted, and a shingle roof may be substituted to reduce costs.

### Cubage

House 16,200 Cu. Ft.  
Porch 728 Cu. Ft.  
Total 16,928 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

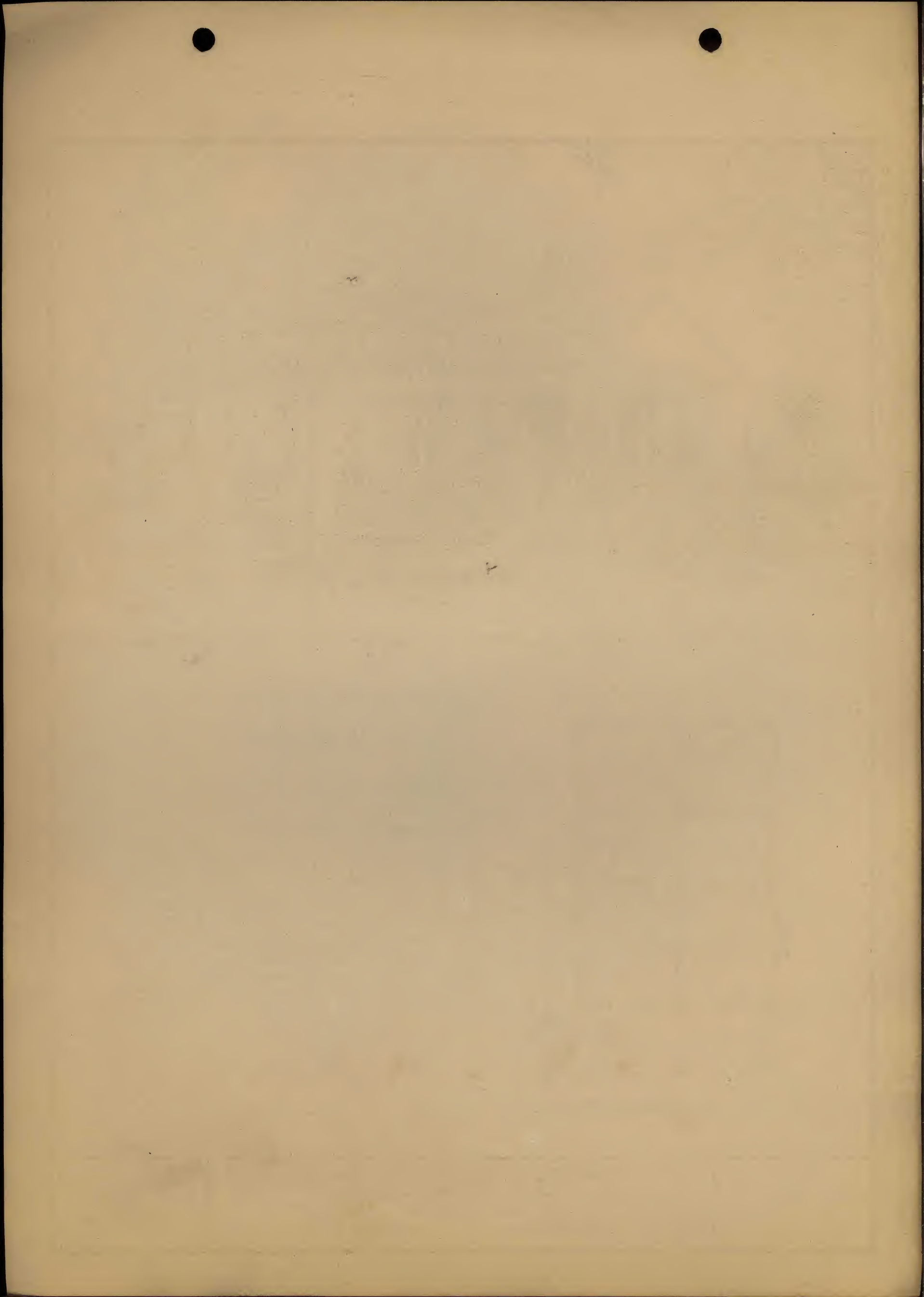
Office of the Secretary

411 Security Building

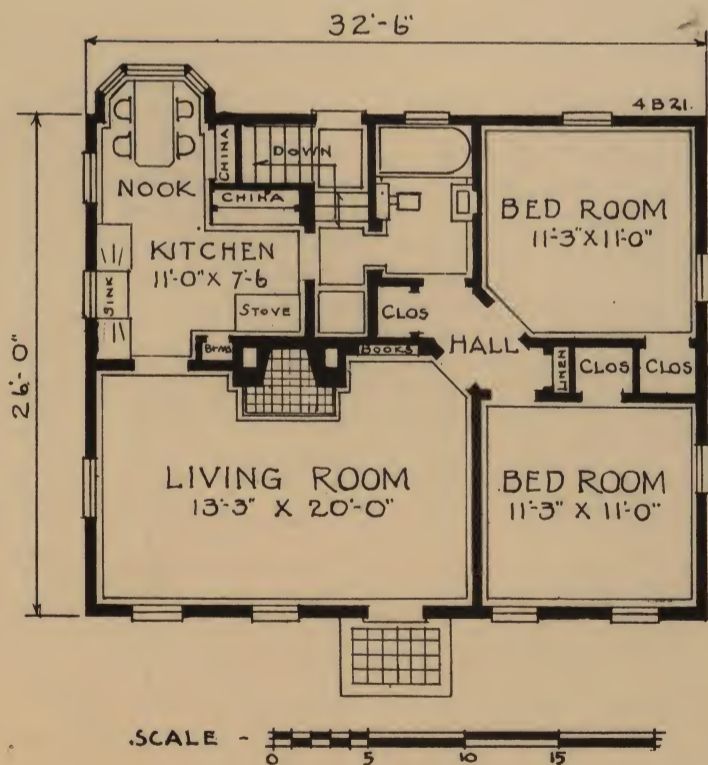
Saint Louis, Missouri

DESIGN  
4-B-16









## NEW ENGLAND TYPE BUNGALOW

**Construction:** Wood frame.

**Exterior finish:** Wide siding or shingles.

**Ceiling height:** 8'6".

The plans do not provide a separate dining room, but there is formal space for dining in a nook arranged in an alcove off the kitchen. There is attic space but not sufficient for rooms, and a stairway is not provided. Adjustment of the kitchen furniture may be necessary to meet individual requirements. The fireplace may be omitted to reduce costs.

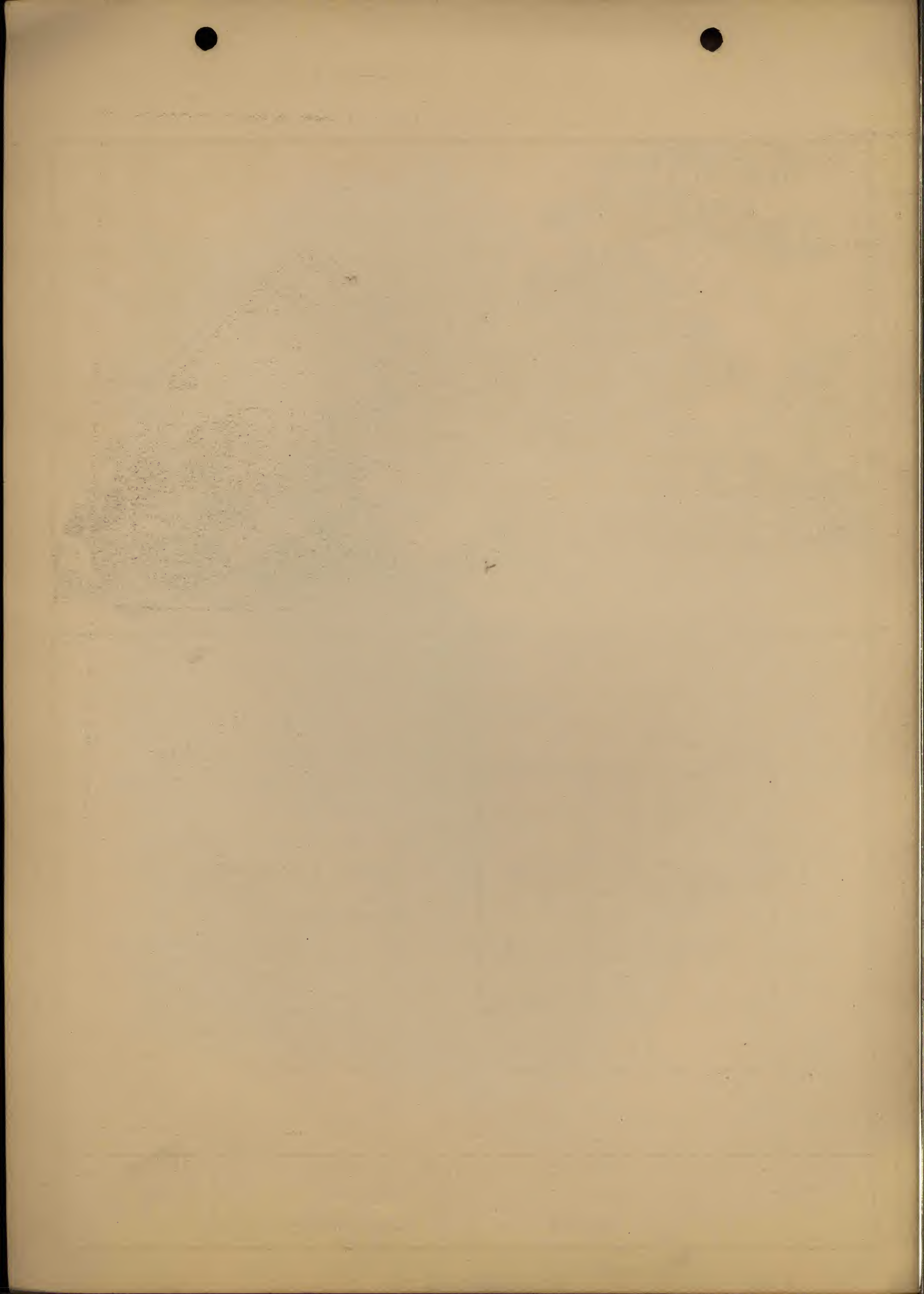
**Cubage**  
18,060 Cu. Ft.

SMALL HOUSE ARCHITECTURAL SERVICE  
OF EASTERN MISSOURI

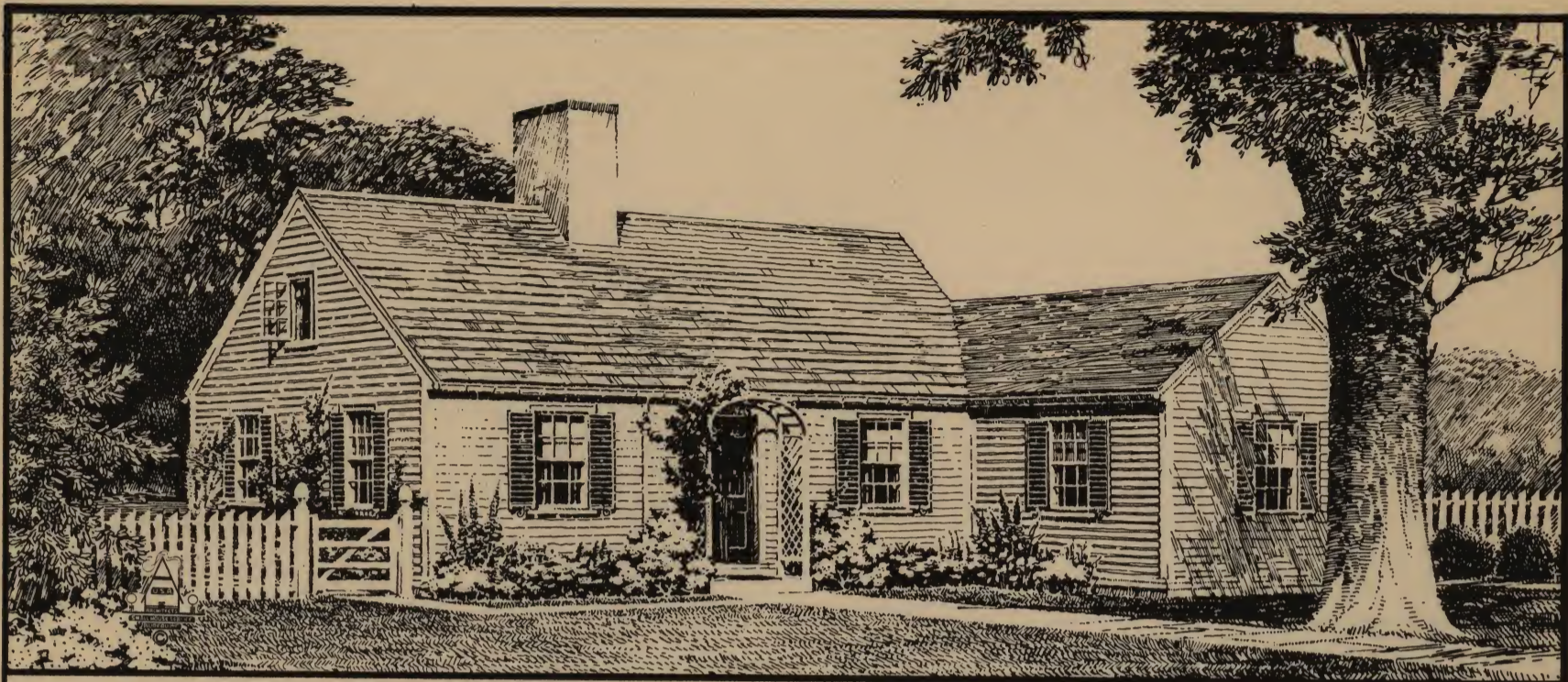
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DESIGN  
4-B-21

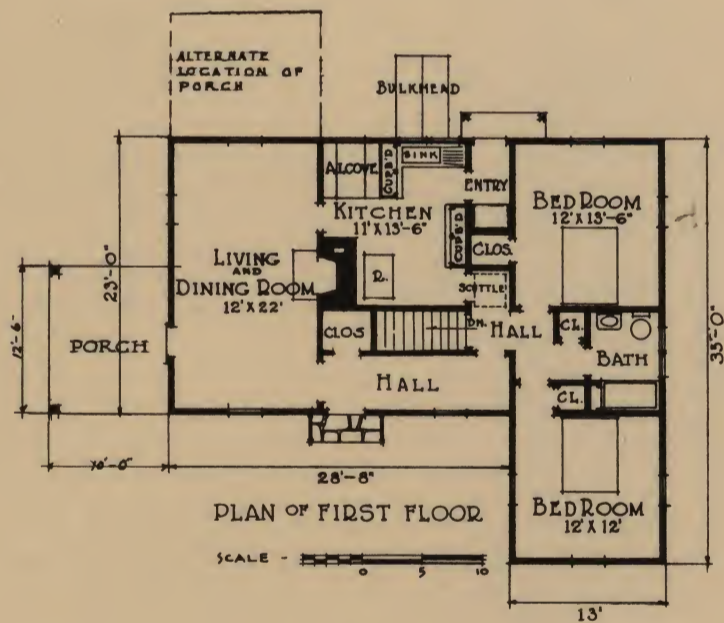




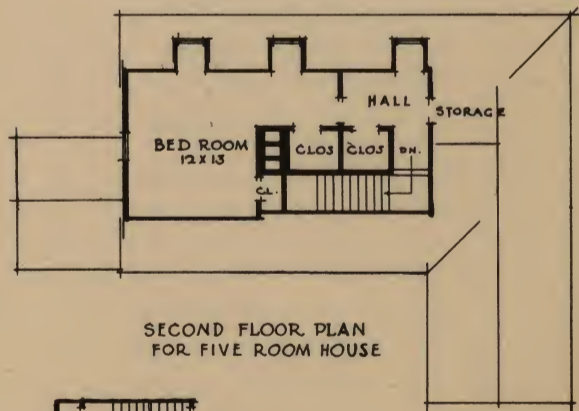




## FOUR BEDROOM COLONIAL BUNGALOW



There is a space under the roof for an additional bedroom, hall, and storage. The alternate sketch for the first floor hall indicates the stairway to the second floor if one is desired. A porch may be included at the left side of the living room.



**Construction:** Wood frame.

**Exterior finish:** Narrow siding or shingles; corner boards.

**Ceiling height:** 7'6".

### Cubage

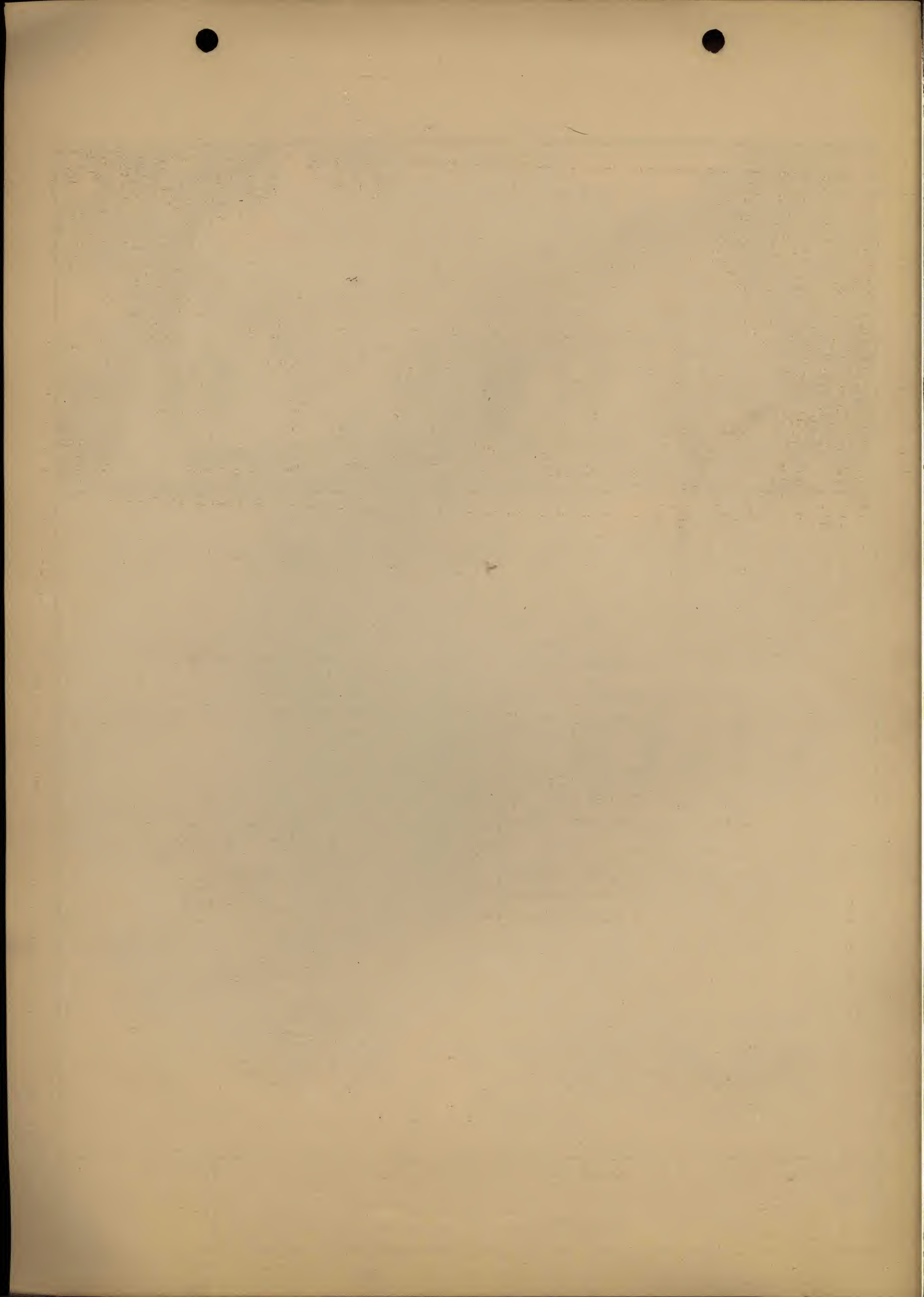
House 22,898 Cu. Ft.  
 Porch 750 Cu. Ft.  
 Total 23,648 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

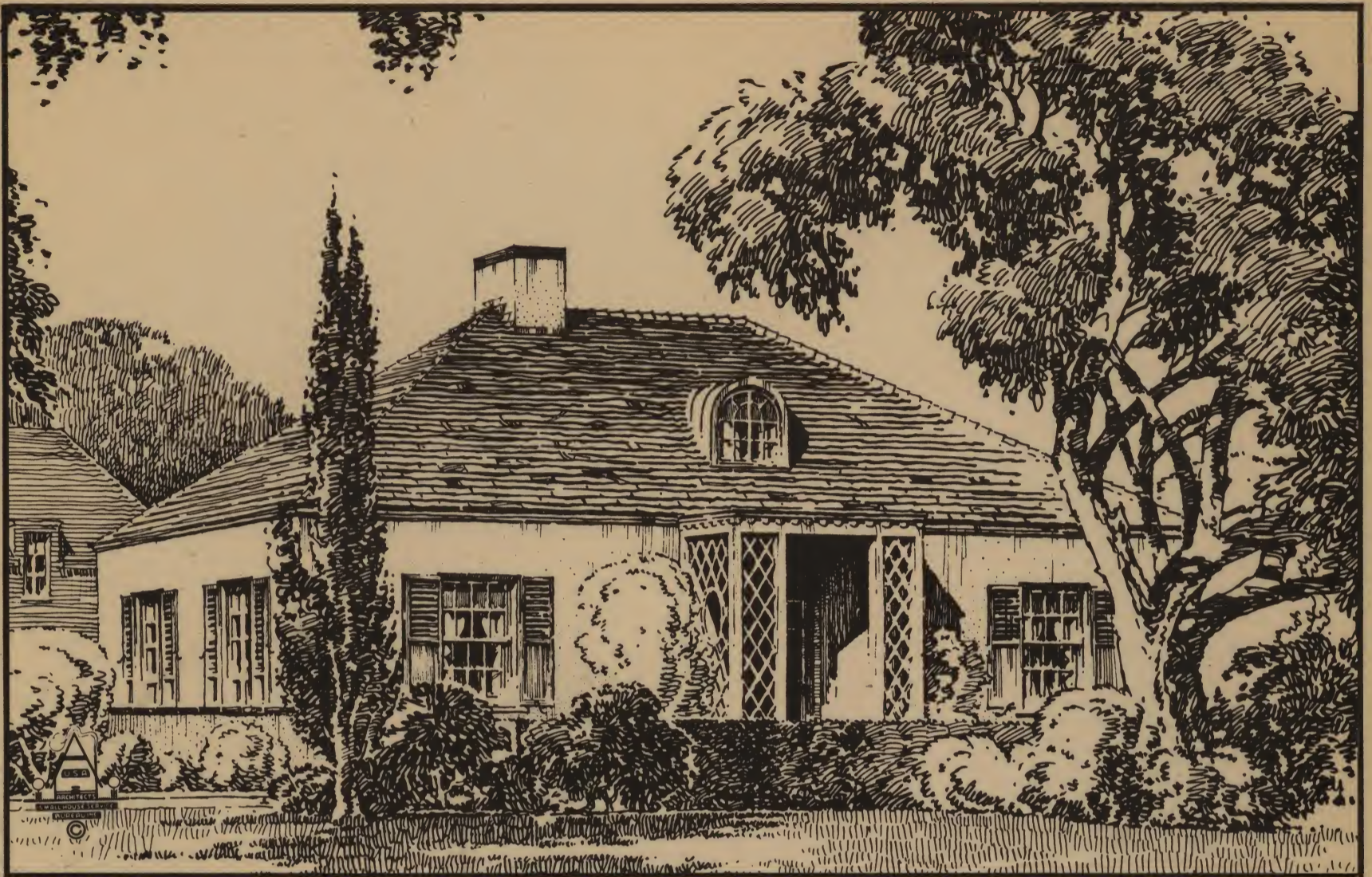
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DESIGN  
 4-G-1

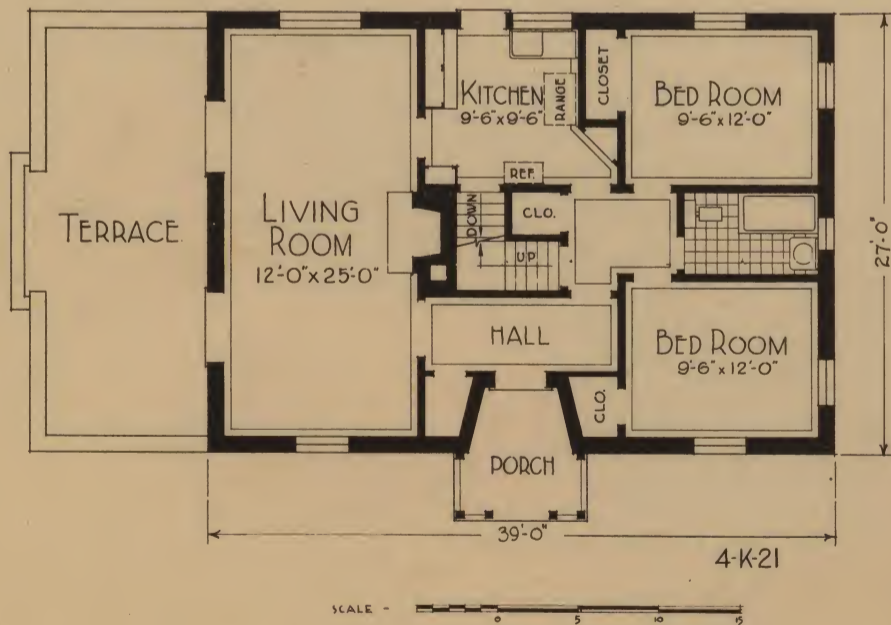








## TWO BEDROOM CONCRETE MASONRY HOUSE



**Construction:** Concrete blocks.

**Exterior finish:** Stucco.

**Ceiling height:** 8'6".

There is an attic stairway and some space in the attic, but not sufficient headroom for rooms. This design is contemplated to be principally of concrete. The working drawings provide a concrete slab at the first floor, for which, if necessary, other types of construction may be substituted. The terrace at the side of the living room may be omitted in the interests of economy.

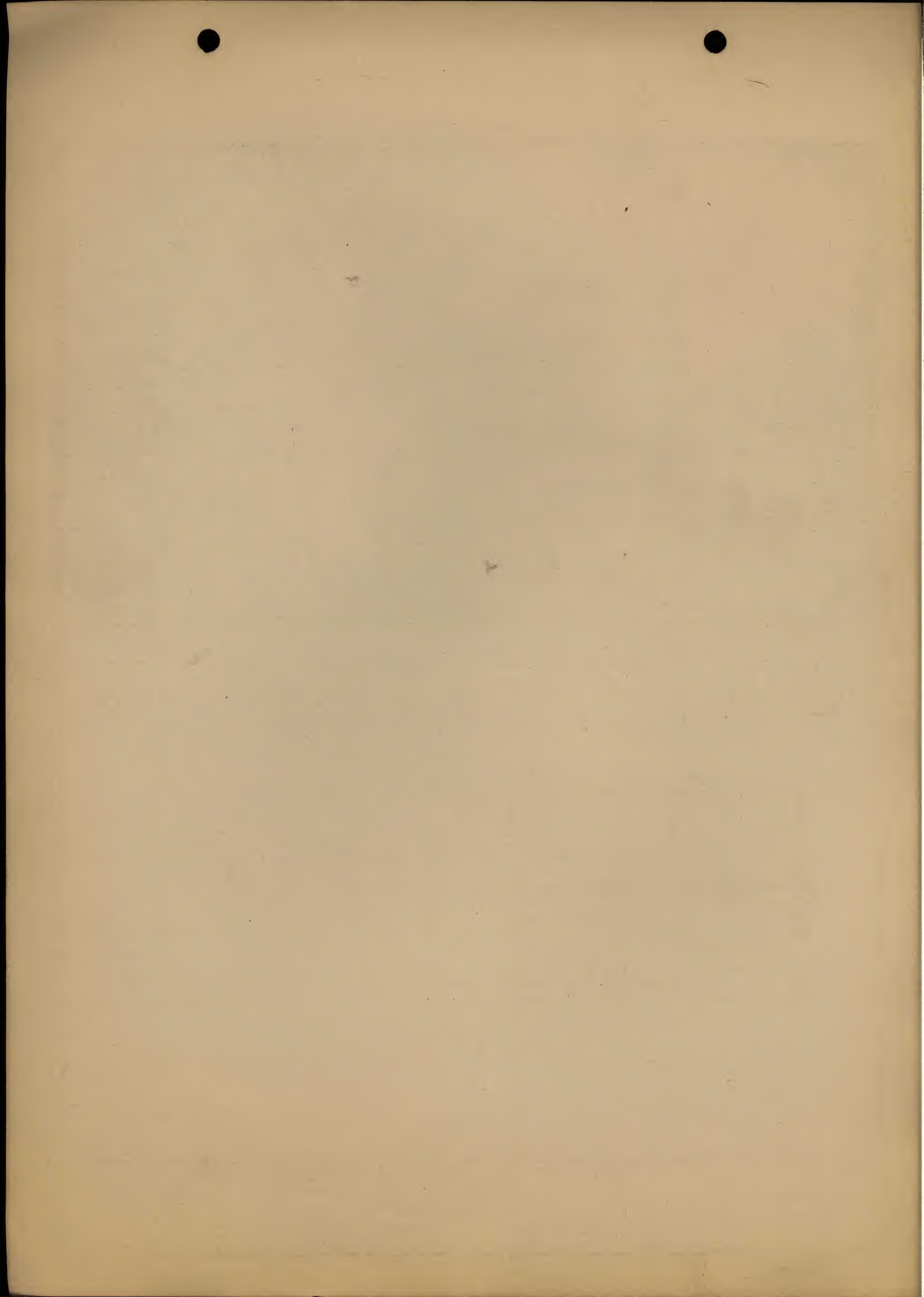
**Cubage**  
23,913 Cu. Ft.

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DESIGN  
4-K-21









## BUNGALOW OF NEW ENGLAND PRECEDENT



**Construction:** Concrete masonry.

**Exterior finish:** Stucco.

**Ceiling height:** 8'6".

The dining space in this plan is provided in a bay window off the living room near the kitchen. There is attic space with stairway but not sufficient head room for rooms.

**Cubage**  
17,567 Cu. Ft.

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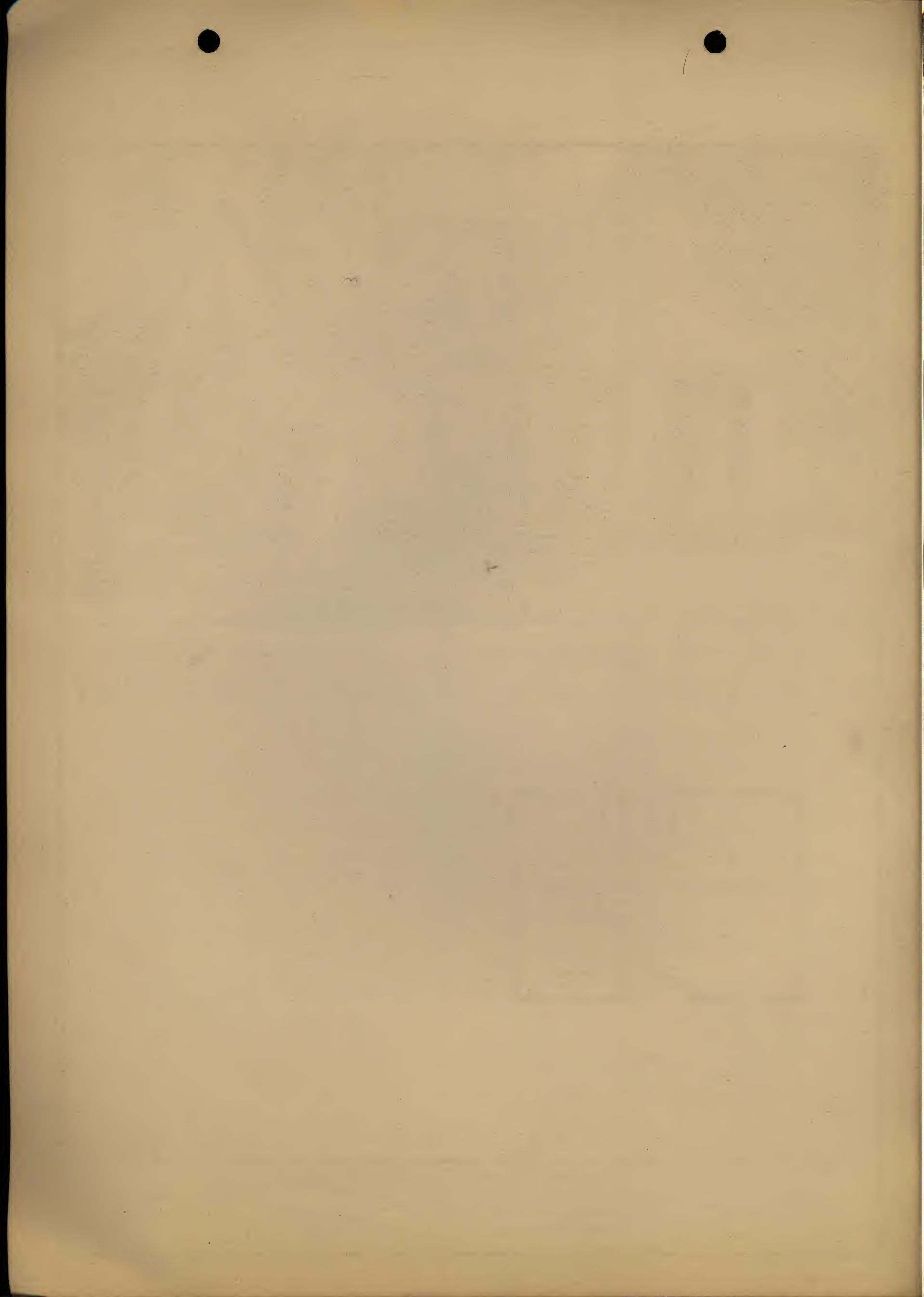
Office of the Secretary

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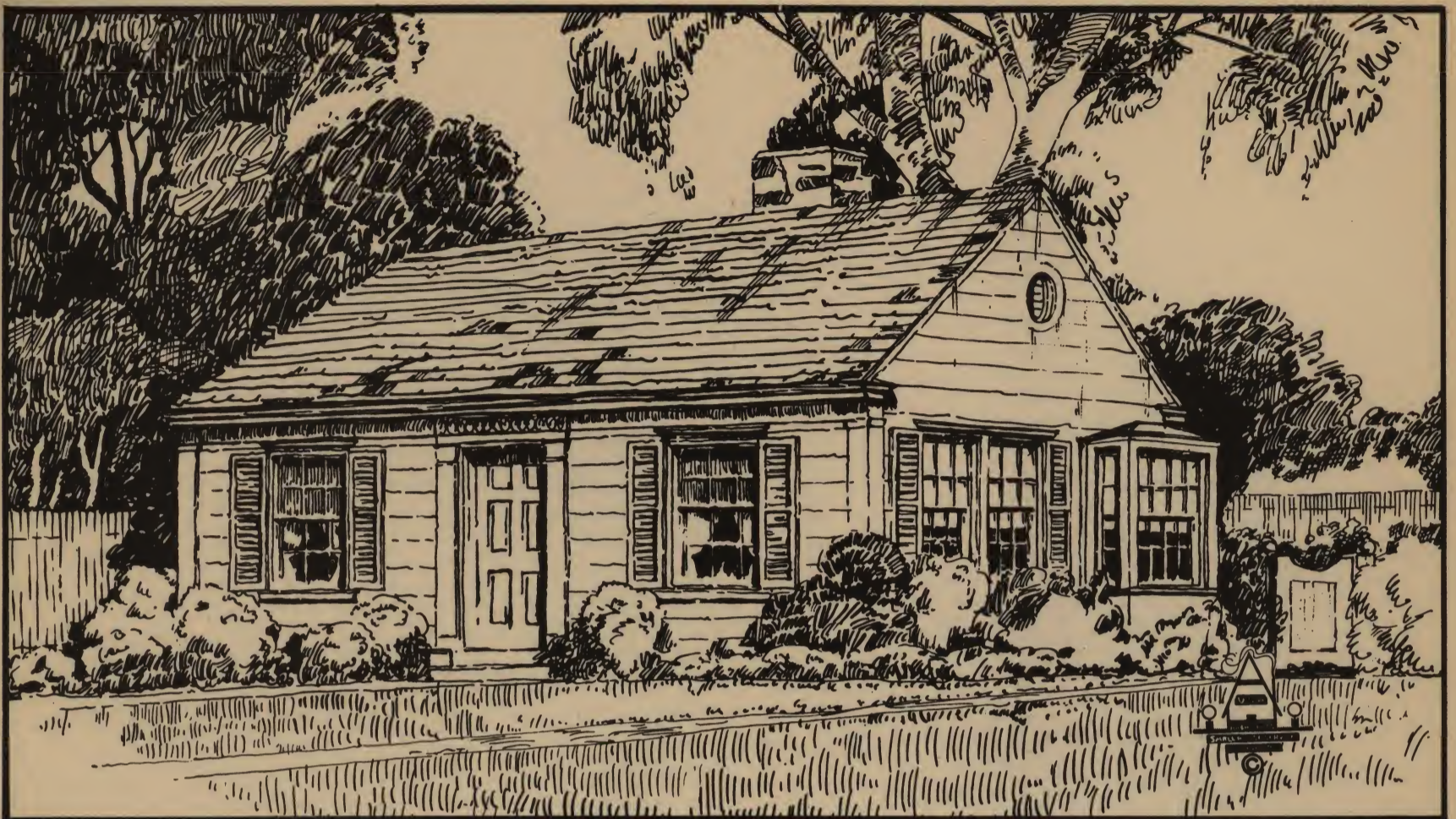
Saint Louis, Missouri

DESIGN  
4-K-22

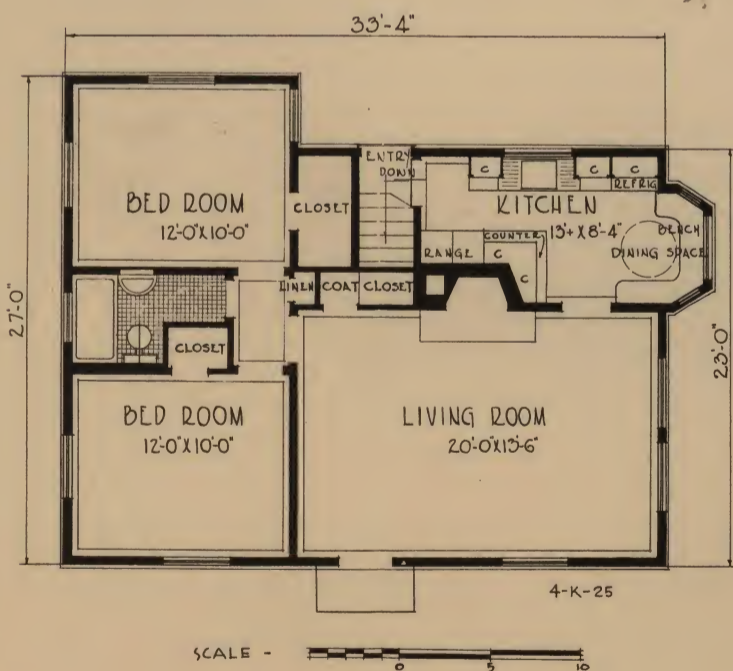








## BUNGALOW OF COLONIAL PRECEDENT



**Construction:** Wood frame.

**Exterior finish:** Wide siding or shingles.

**Ceiling height:** 8'6".

The plan provides for dining space in the kitchen in a bay window of good size. Headroom in the basement stair is provided by a bulkhead in the coat closet. The fireplace may be omitted to reduce costs. There is no available space in the attic for rooms. Some simplification of the exterior wood trim would reduce costs.

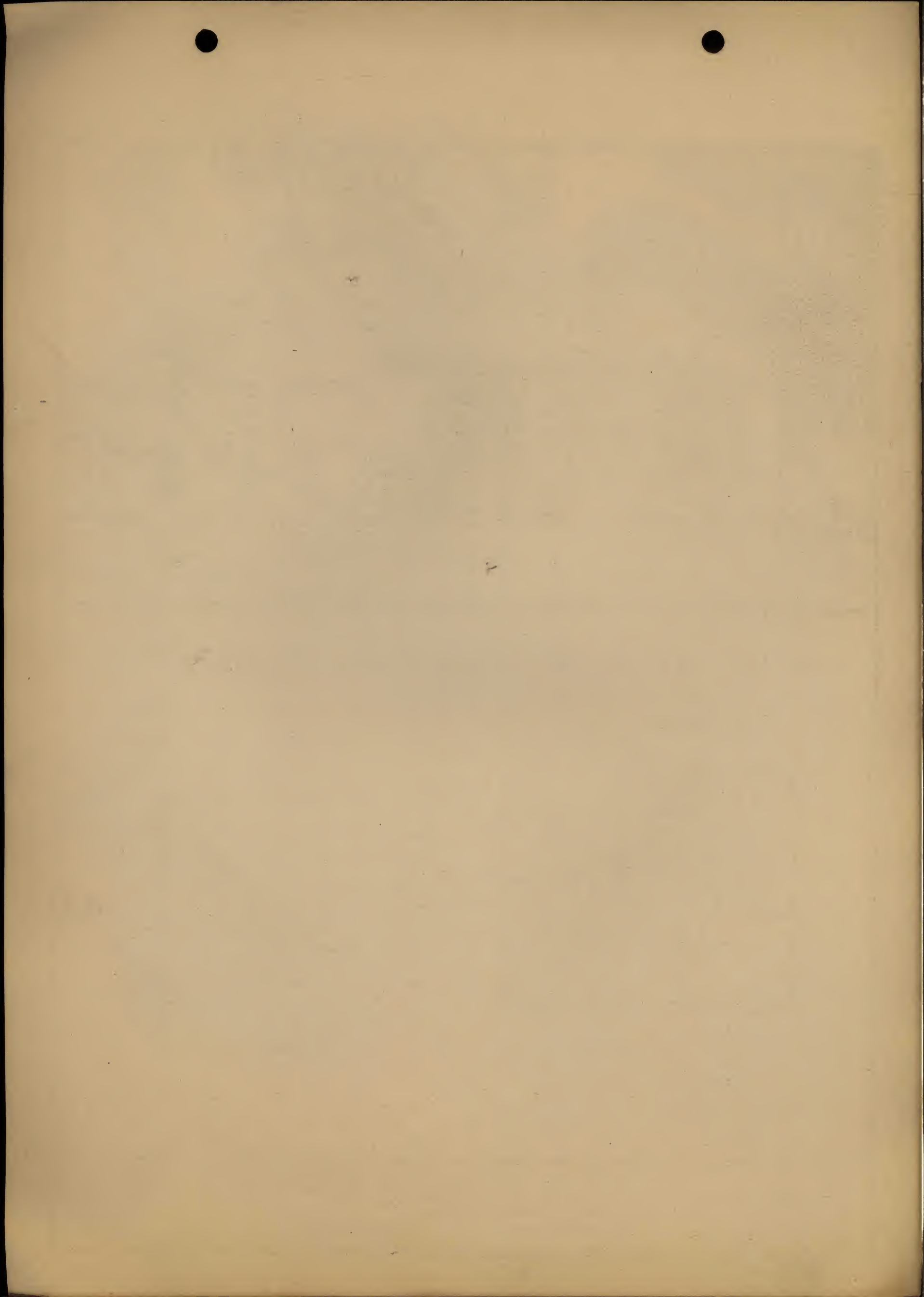
**Cubage**  
17,247 Cu. Ft.

SMALL HOUSE ARCHITECTURAL SERVICE  
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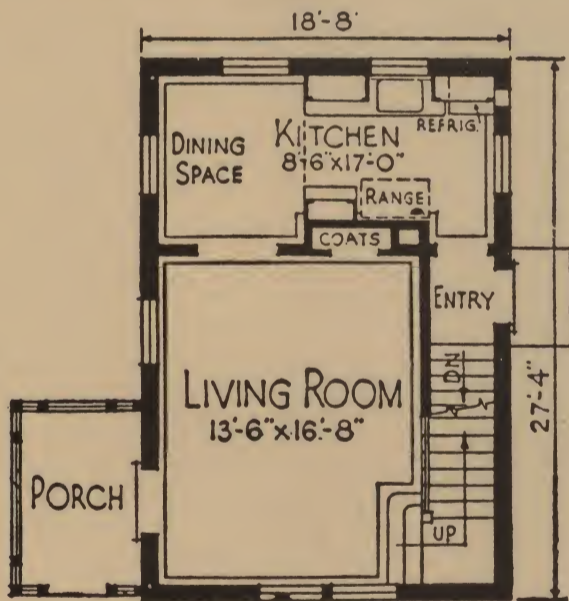
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Saint Louis, Missouri

DESIGN  
4-K-25

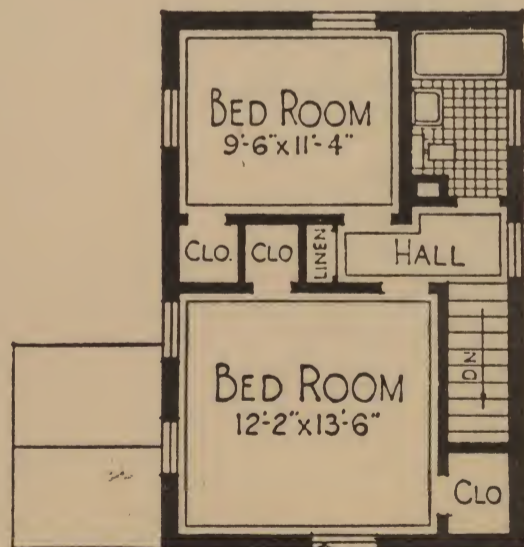








## FOUR ROOM HOUSE OF TWO STORIES

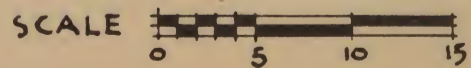


**Construction:** Wood frame.

**Exterior finish:** Stucco.

**Ceiling heights:** First story 8', second story 8'.

There is a convenient space for dining in one end of the kitchen. The porch may be omitted. The narrow width of this house permits a narrow lot.



### Cubage

House	14,654 Cu. Ft.
Porch	630 Cu. Ft.
<b>Total</b>	<b>15,284 Cu. Ft.</b>

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

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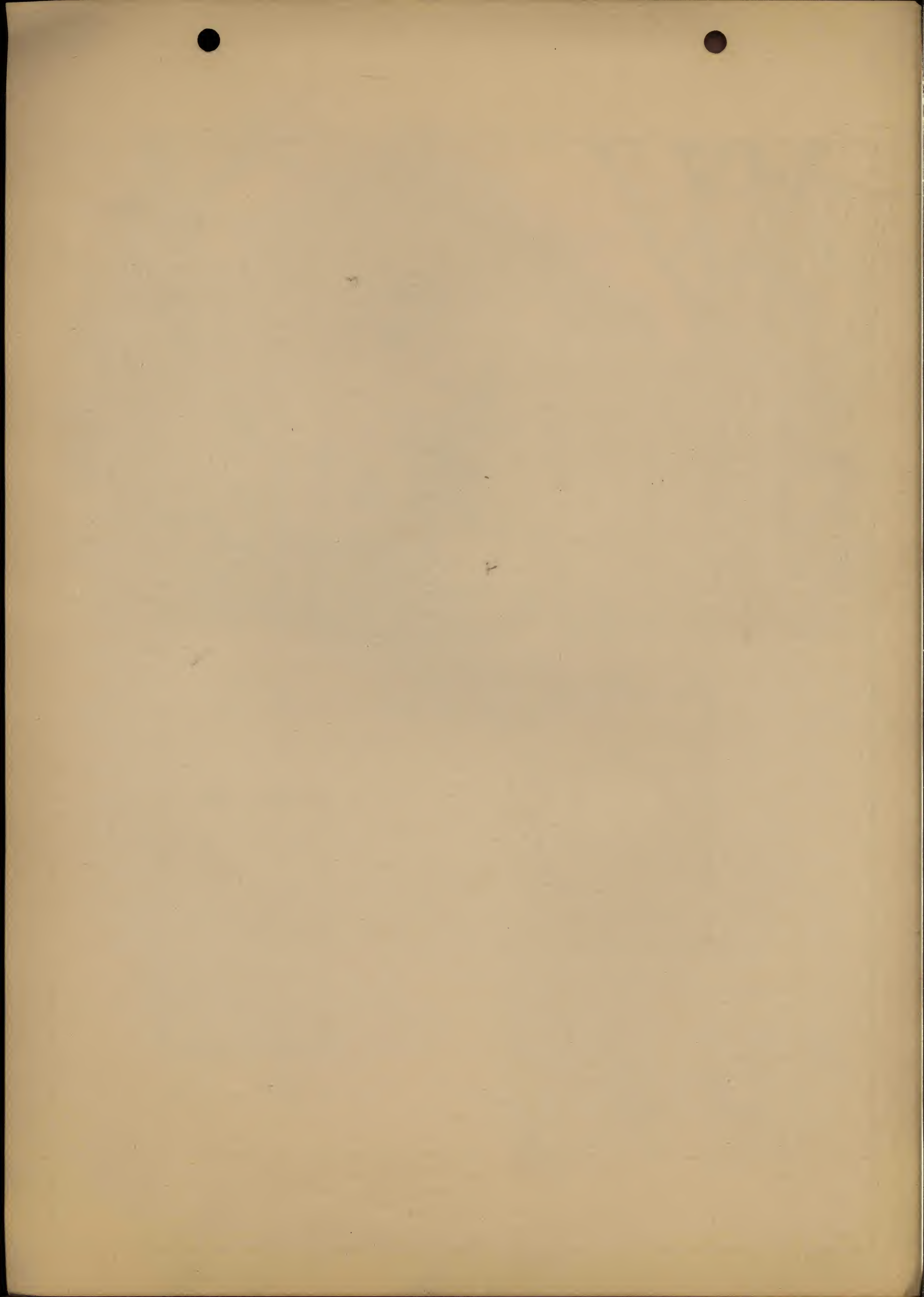
411 Security Building

Saint Louis, Missouri

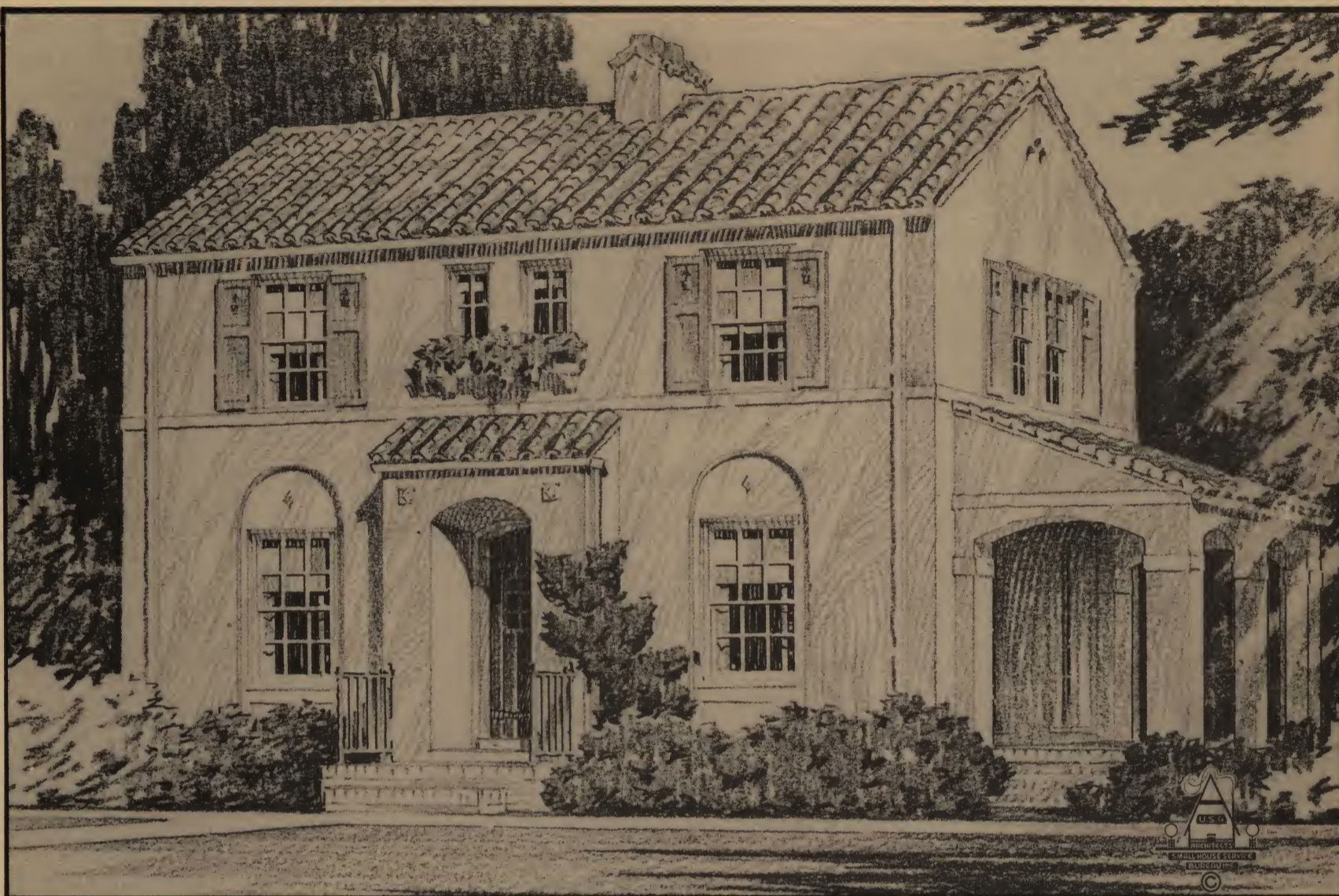
DESIGN

4-K-26

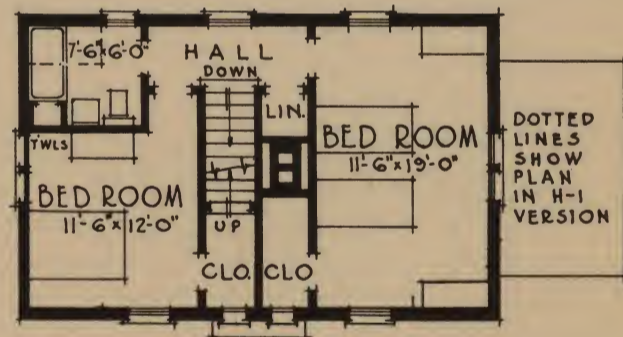
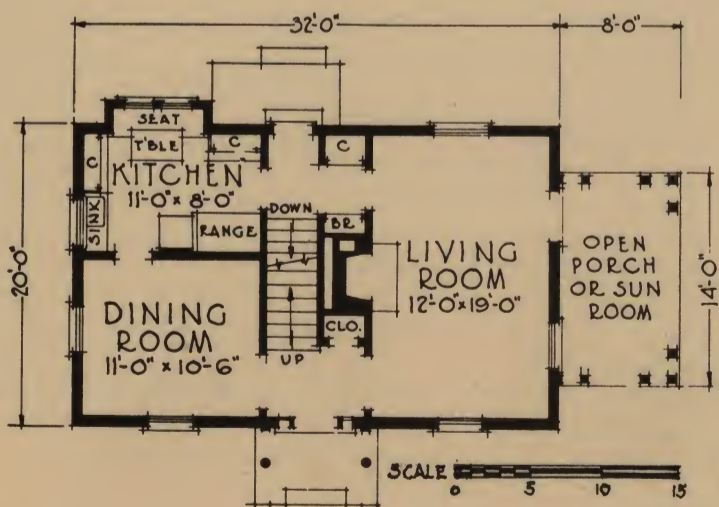








## FIVE ROOM HOUSE MEDITERRANEAN TYPE



**Construction:** Hollow tile.

**Exterior finish:** Stucco. Tile roof, shingles may be substituted.

**Ceiling height:** First story 8'6", second story 8'.

The porch may be located at the rear of the living room. An extension is provided in the kitchen with built-in seat for dining space. There is no space for rooms in the attic and no stairway is provided. A number of similar plans providing for different materials and differences in architectural style are available.

### Cubage

House	18,200 Cu. Ft.
Porch	960 Cu. Ft.
Total	19,160 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

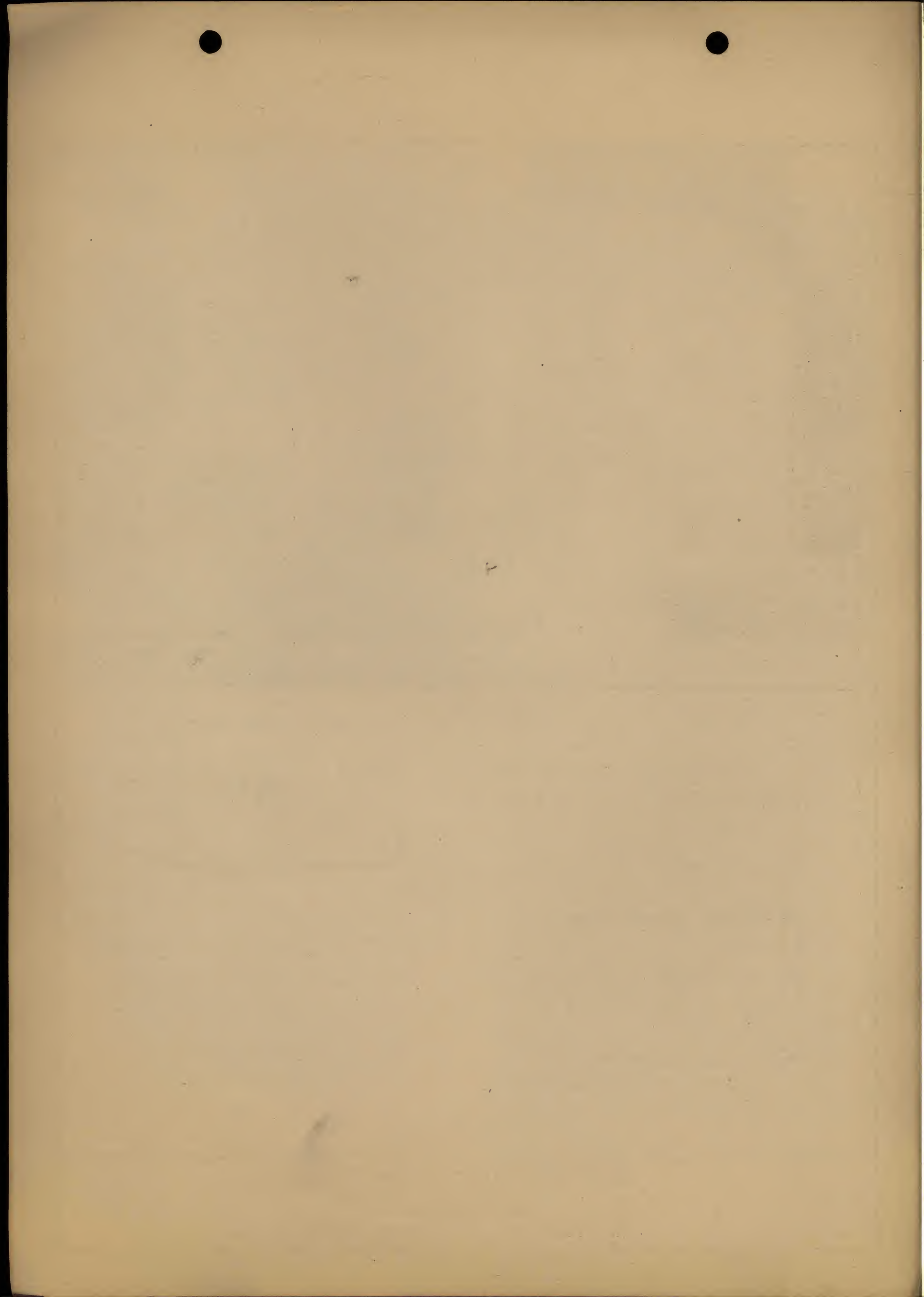
Office of the Secretary

411 Security Building

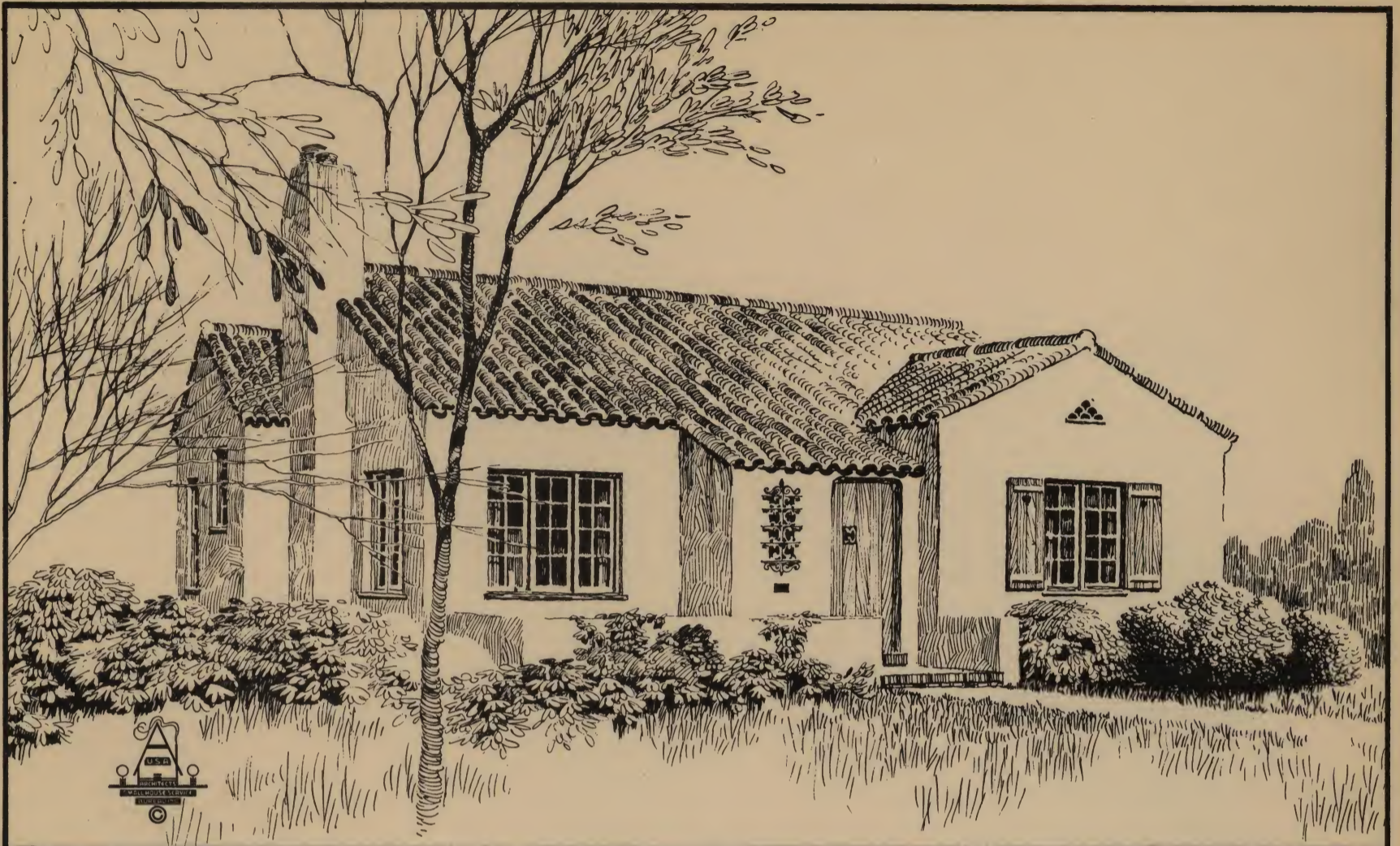
Saint Louis, Missouri

DESIGN  
5-A-72

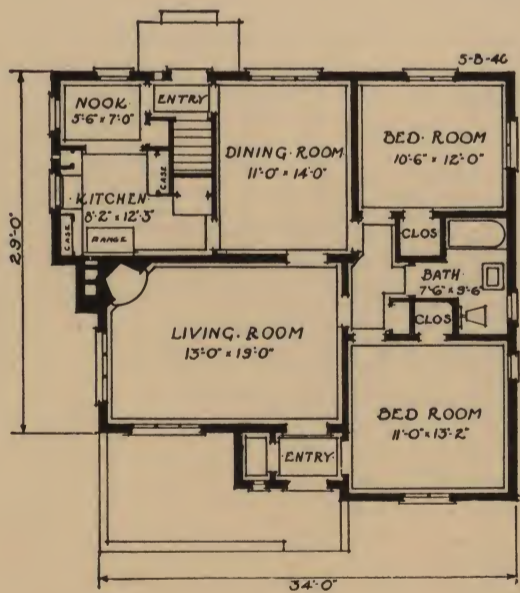








## FIVE ROOM SPANISH BUNGALOW



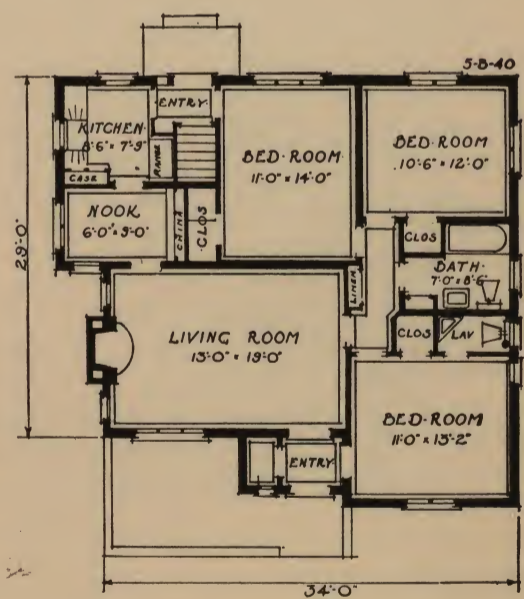
SCALE 5 0 5 10

**Construction:** Hollow tile or frame.

**Exterior finish:** Stucco. Tile roof.

**Ceiling height:** 8'4".

Working drawings provide for 8" exterior tile walls, and include typical wall section for exterior walls of wood frame. Block plans shown herewith indicate alternate details of planning. Both are supplied in the working drawings.



ALTERNATE PLAN

Cubage  
22,715 Cu. Ft.

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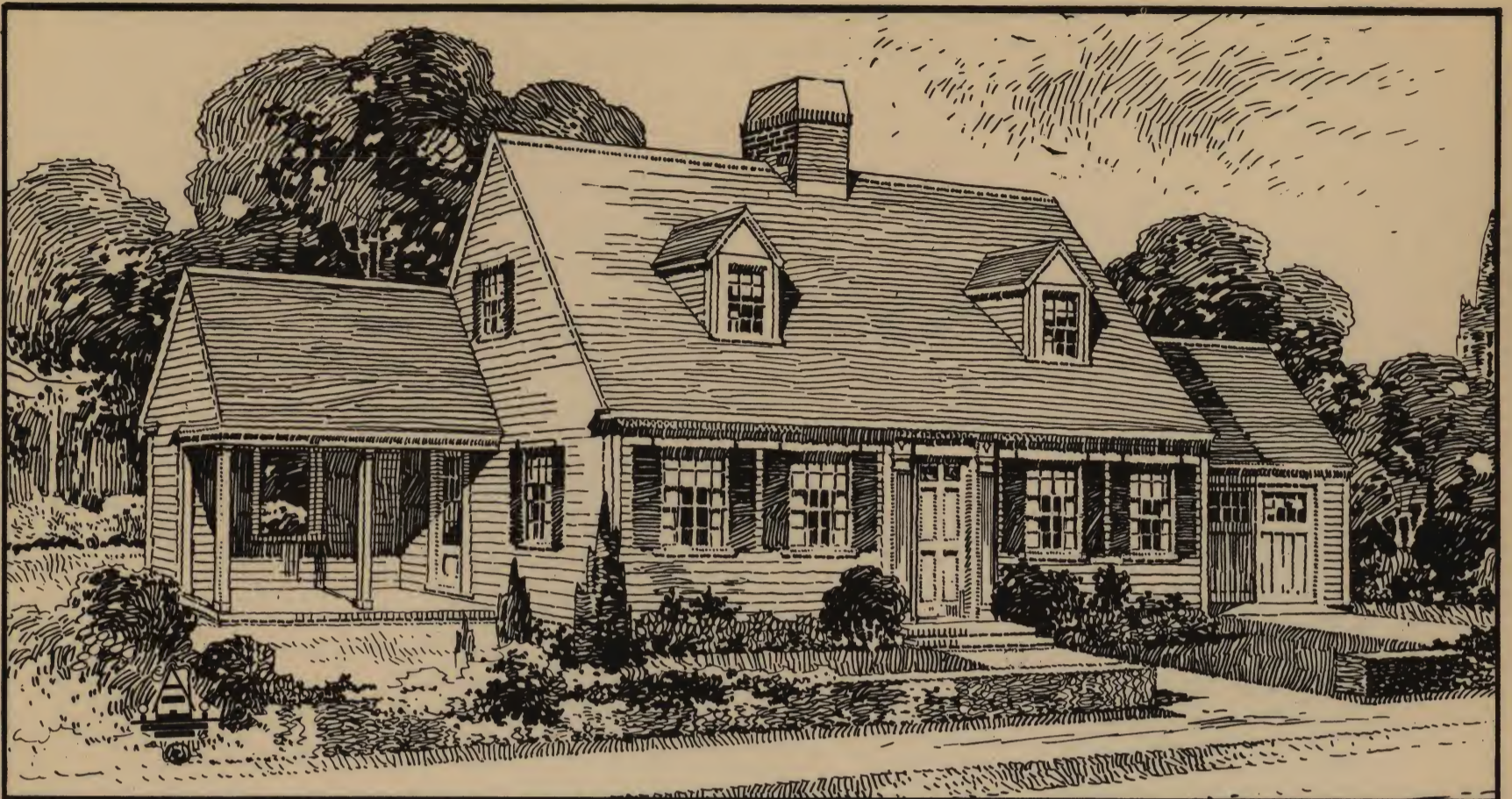
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DESIGN  
5-B-40

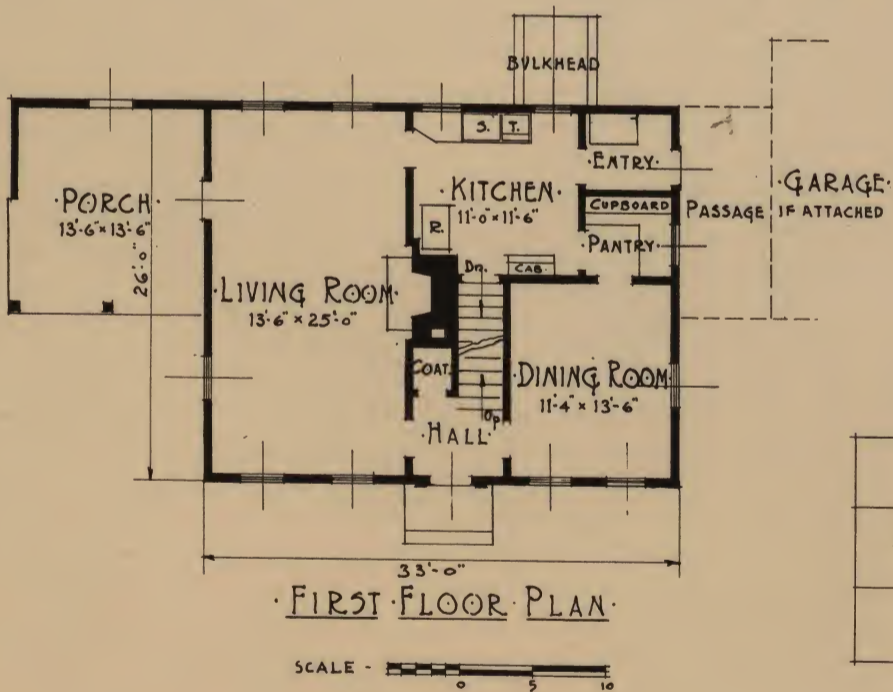








## CAPE COD COLONIAL FIVE ROOM HOUSE

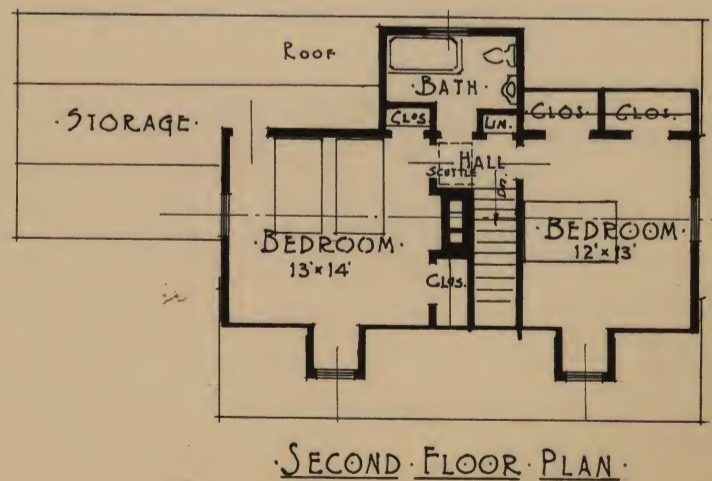


**Construction:** Wood frame.

**Exterior finish:** Narrow siding or shingles.

**Ceiling heights:** First story 7'6", second story 7'3".

The inclusion of the porch or garage as indicated is optional. The pantry may be developed as a dining alcove.



### Cubage

House	20,902 Cu. Ft.
Porch	1,492 Cu. Ft.
<b>Total</b>	<b>22,394 Cu. Ft.</b>

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

Office of the Secretary

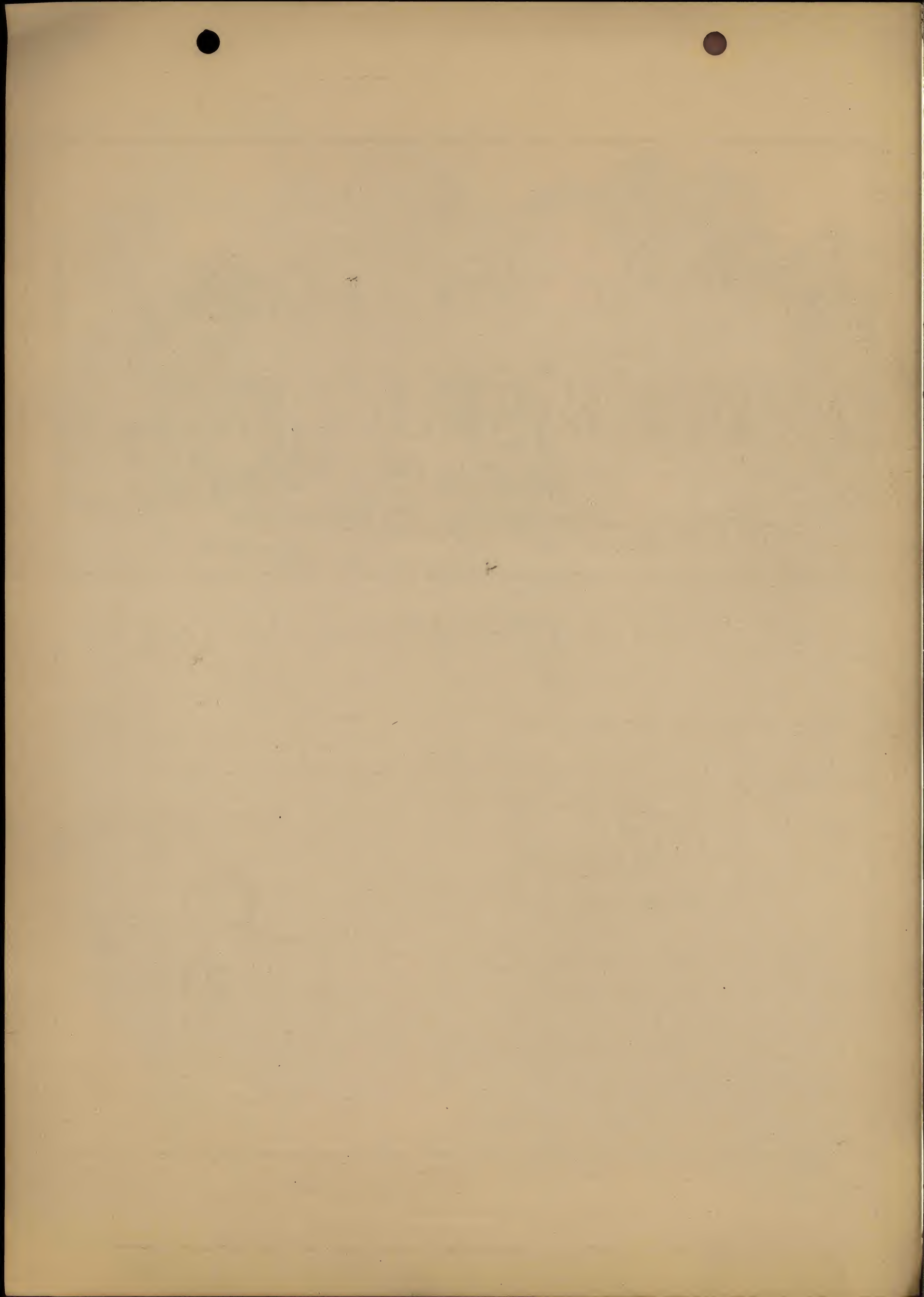
411 Security Building

Saint Louis, Missouri

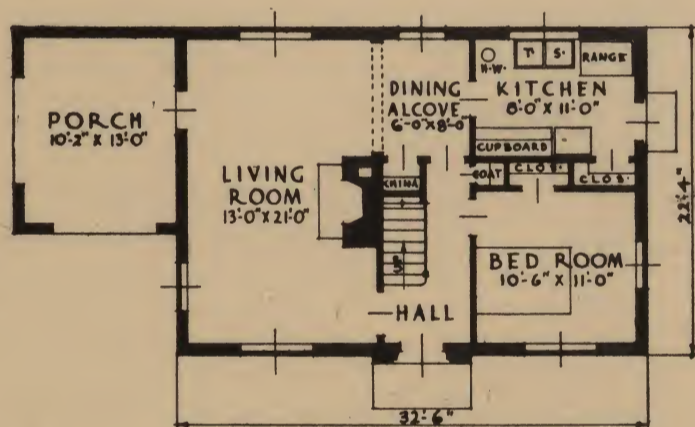
DESIGN

5-G-1

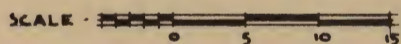








FIRST FLOOR PLAN



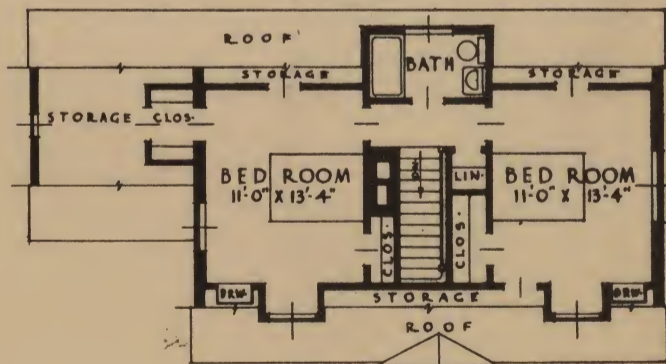
## FIVE ROOM CAPE COD COLONIAL HOUSE

**Construction:** Cinder block.

**Exterior finish:** Paint on concrete blocks.

**Ceiling heights:** First story 7'6", second story 7'6".

There is no basement to this house. It is intended to be heated by a heater in the kitchen. The first floor bedroom may be connected to the kitchen and used as a dining room if desired. The porch may be omitted to reduce costs.



SECOND FLOOR PLAN

### Cubage

House	13,164 Cu. Ft.
Porch	970 Cu. Ft.
<b>Total</b>	<b>14,134 Cu. Ft.</b>

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

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411 Security Building

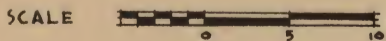
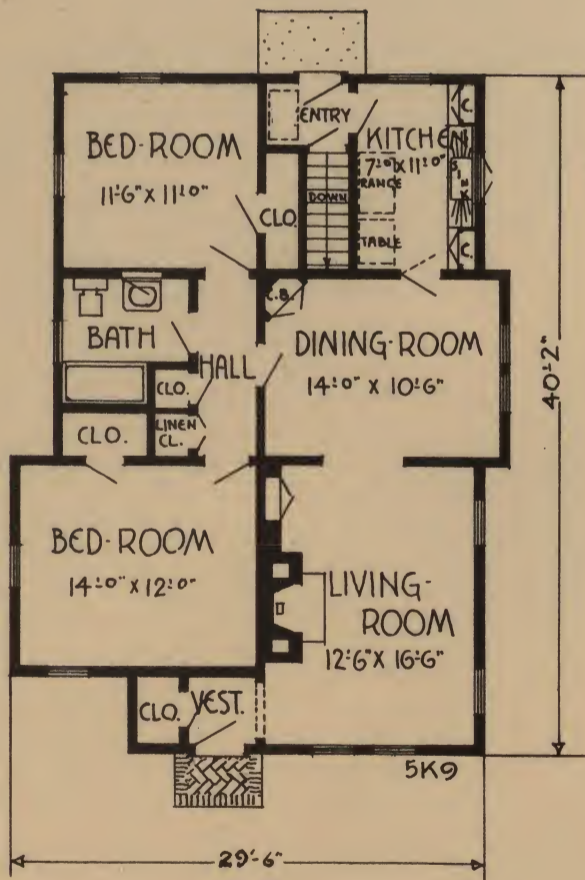
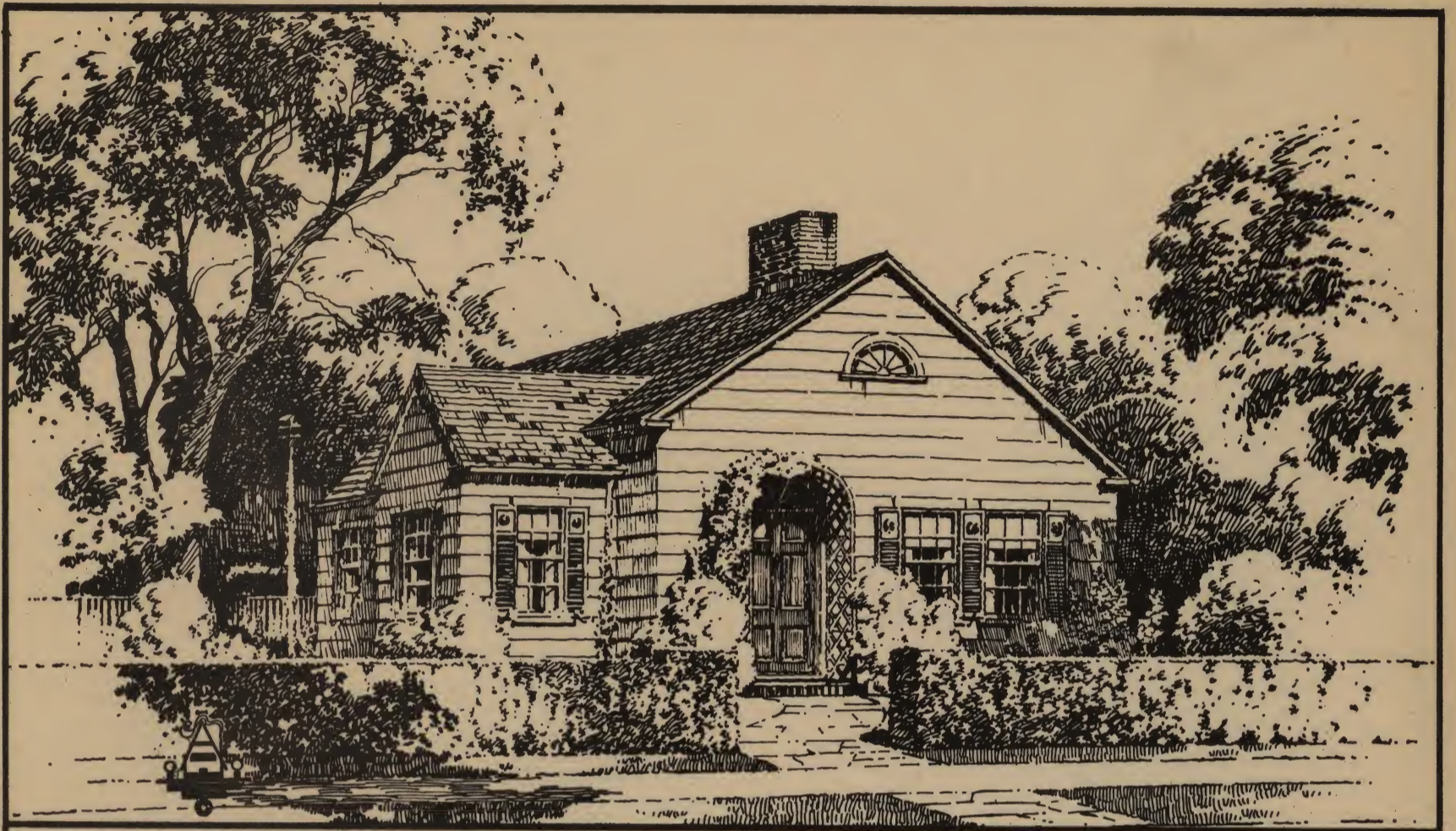
Saint Louis, Missouri

DESIGN  
5-G-4









## COLONIAL TYPE BUNGALOW

**Construction:** Wood frame.

**Exterior finish:** Wide siding or shingles.

**Ceiling height:** 8'6".

In the interest of economy the fireplace may be omitted, also the projection of the dining room beyond the main wall of the house. There is no stairway to the attic space and no headroom for rooms.

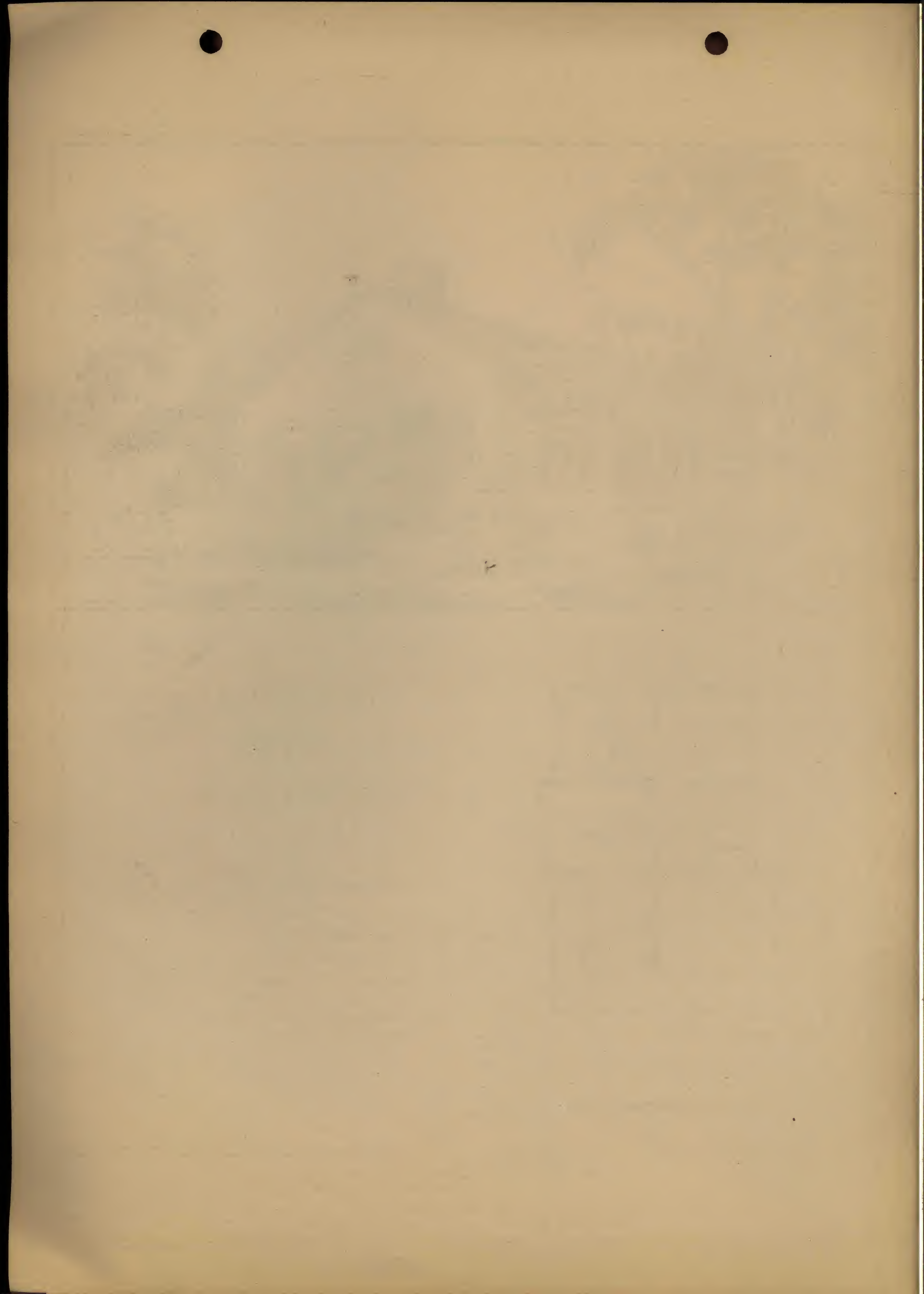
Cubage  
23,173 Cu. Ft.

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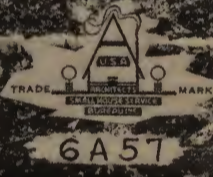
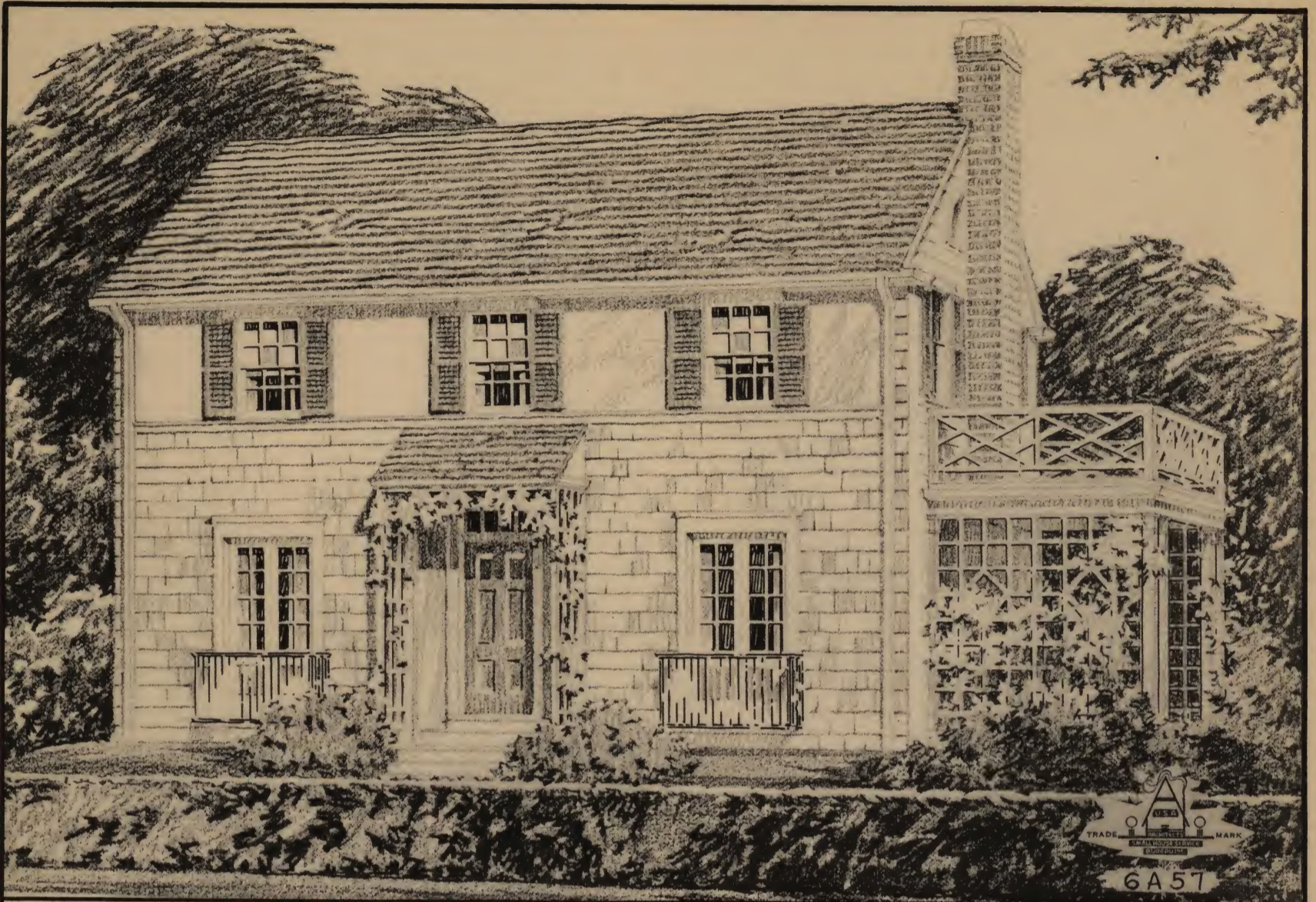
Office of the Secretary  
411 Security Building  
Saint Louis, Missouri

DESIGN  
5-K-9

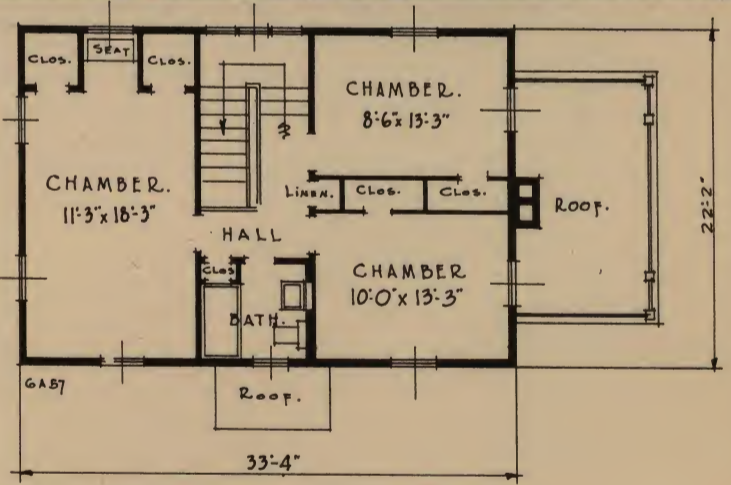
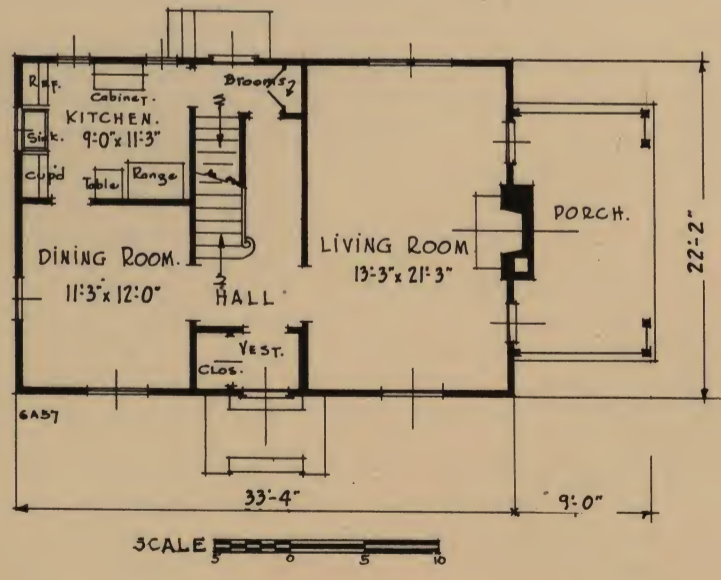








## COLONIAL HOUSE WITH CENTER HALL



**Construction:** Wood frame.

**Exterior finish:** Wide siding or shingles. Stucco may be used in second story as indicated.

**Ceiling height:** First story 8'6", second story 8'.

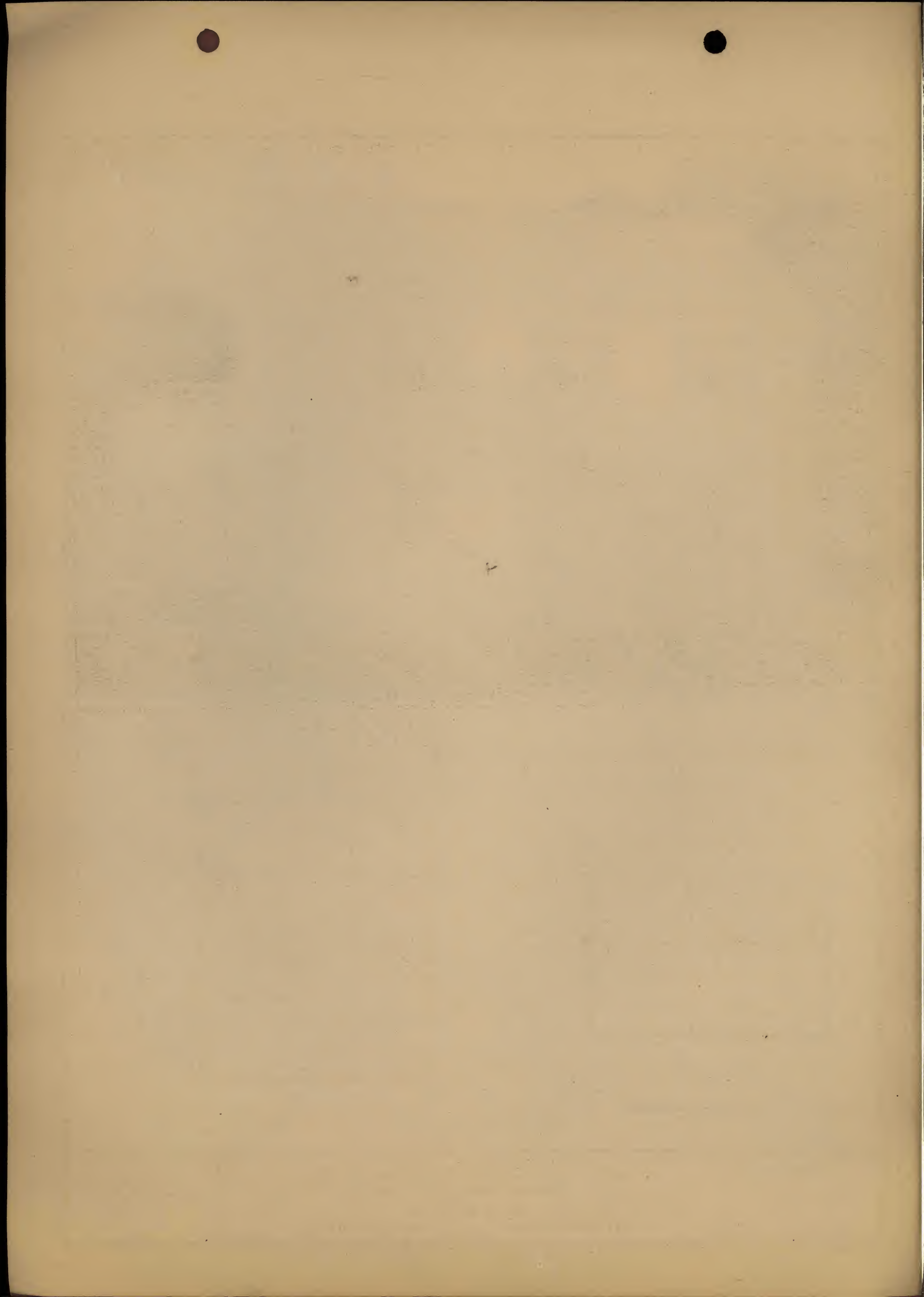
The porch may be located at side or rear or omitted entirely. Working drawings provide alternate arrangement for a downstairs lavatory off the rear entrance. There is no space for attic rooms, and no stairway is provided.

Cubage	
House	22,000 Cu. Ft.
Porch	1,150 Cu. Ft.
<b>Total</b>	<b>23,150 Cu. Ft.</b>

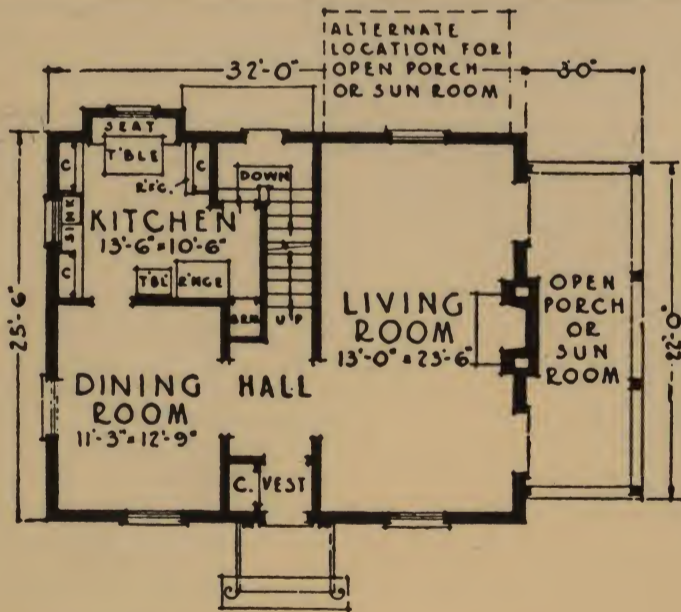
**SMALL HOUSE ARCHITECTURAL SERVICE**  
**OF EASTERN MISSOURI**  
 Office of the Secretary  
 411 Security Building      Saint Louis, Missouri

**DESIGN**  
 6-A-57

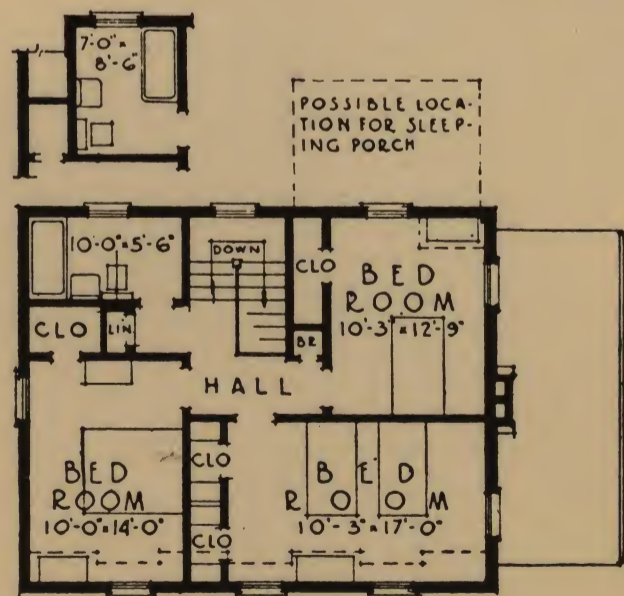








## SIX ROOM COLONIAL HOUSE OF BRICK



**Construction:** Brick veneer on wood frame.

**Ceiling heights:** 8'6" first story, 8' second story.

The fireplace and porch are items of extra expense and may be omitted. An alternate location for the porch is indicated on the plan. The plan of this house is common to those of a number in this series.

SCALE 0 5 10 15

**Cubage**

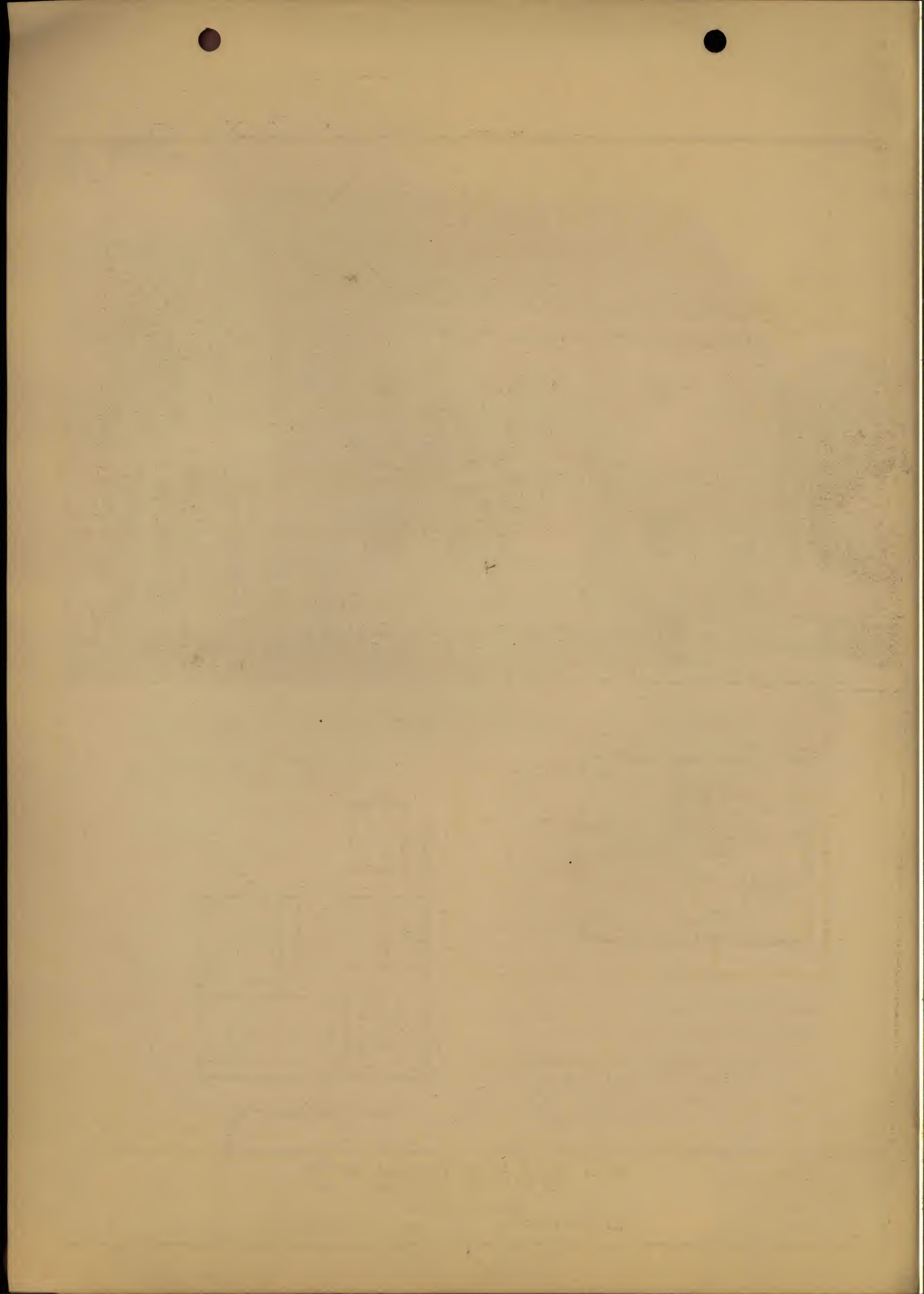
House 25,310 Cu. Ft.  
Porch 1,827 Cu. Ft.  
Total 27,137 Cu. Ft.

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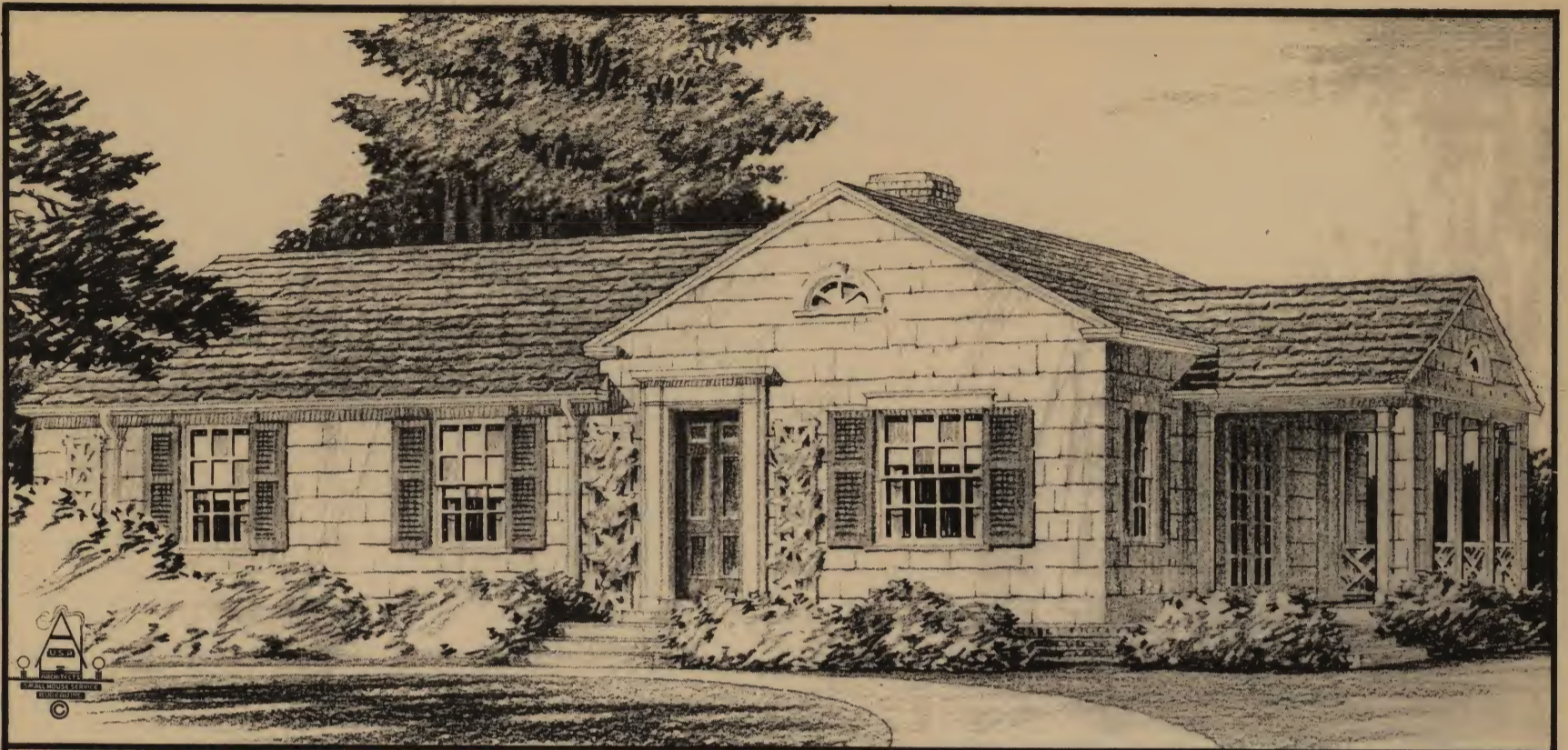
Office of the Secretary  
411 Security Building  
Saint Louis, Missouri

DESIGN  
6-A-72

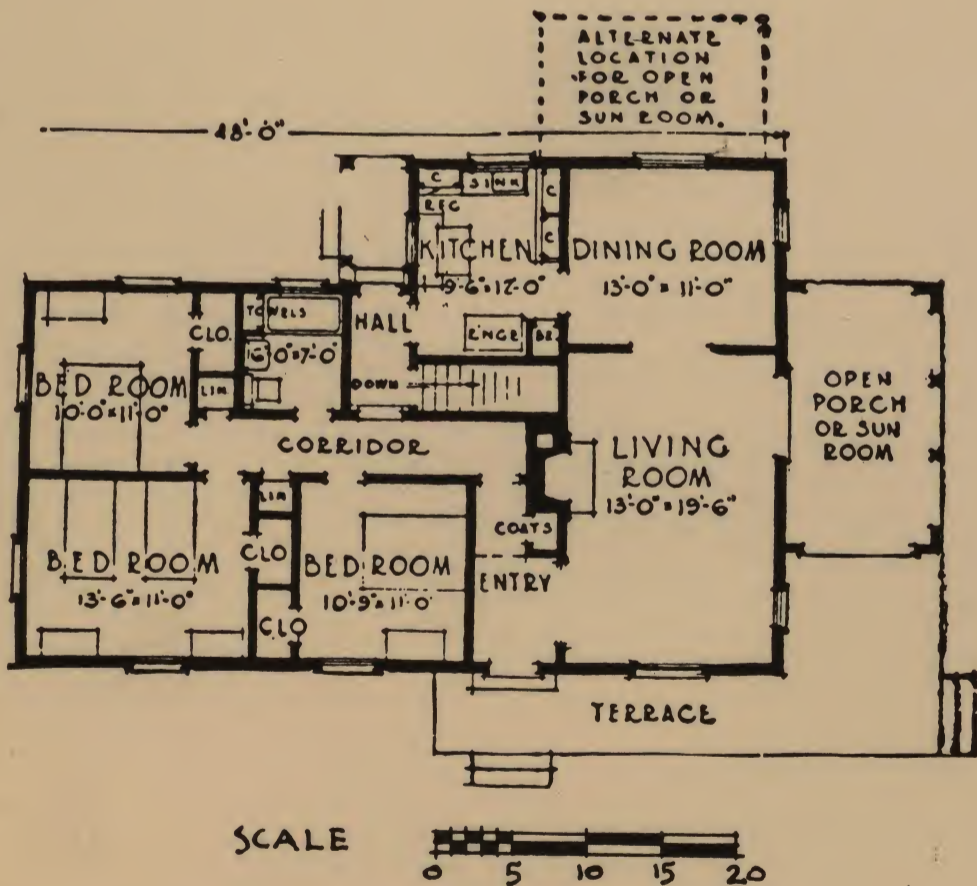








## BUNGALOW OF COLONIAL PRECEDENT



**Construction:** Wood frame.

**Exterior finish:** Siding or shingles.

**Ceiling height:** 8'6".

This house will be located preferably on a rather wide lot. If desired the porch may be omitted or it may be placed at the side of the dining room. Living space is not available in the attic and a stairway is not provided. Drawings are available for a house with the same plans but with an exterior of stucco over wood frame.

### Cubage

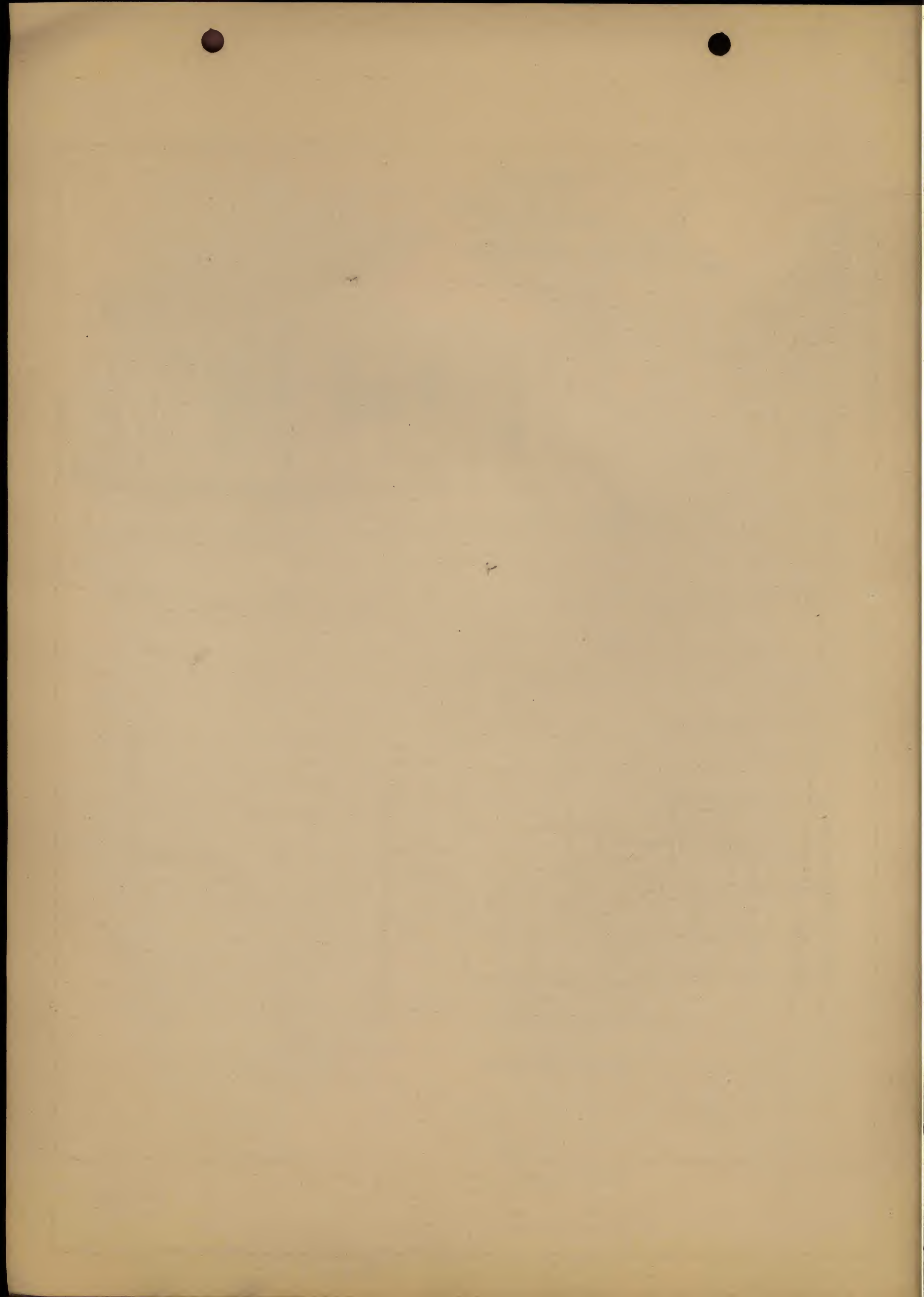
House 24,952 Cu. Ft.  
 Porch 1,870 Cu. Ft.  
 Total 26,822 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

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 6-A-91

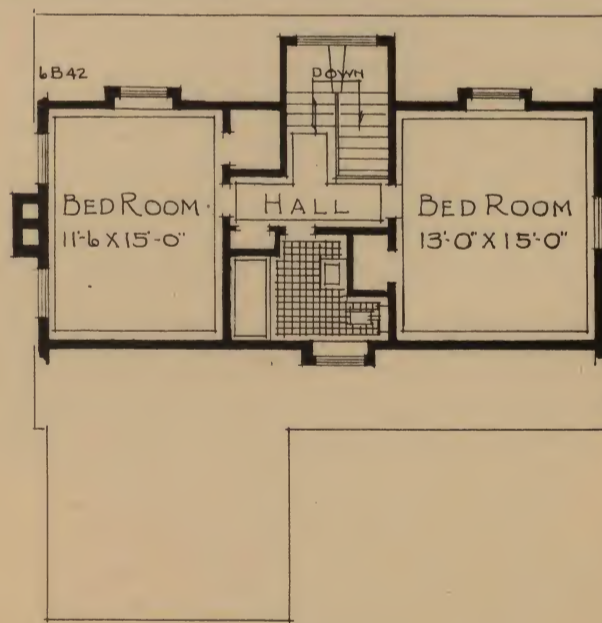
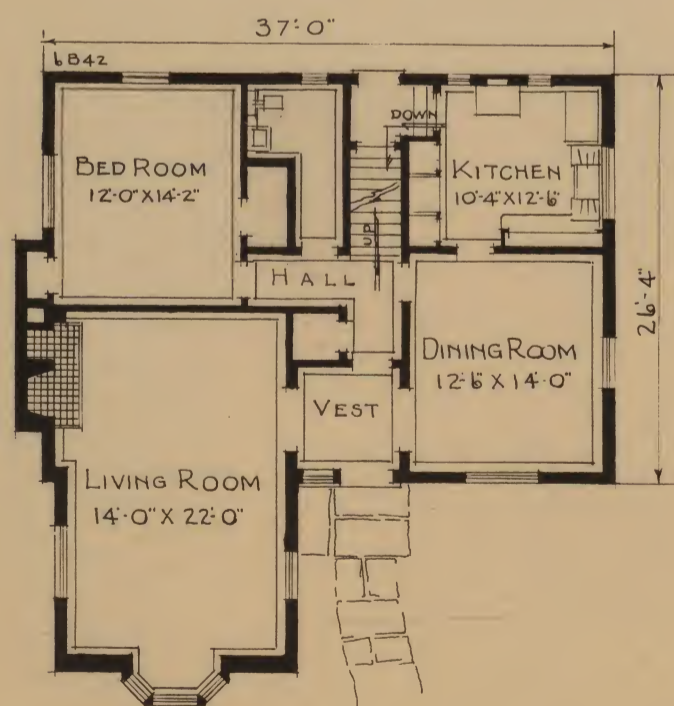








## ENGLISH TYPE BRICK BUNGALOW



SCALE - 0 5 10 15 20

**Construction:** Solid brick.

**Ceiling heights:** First story 8'6", second floor 8'.

This plan is somewhat generous in its accommodations, which do not permit of much adjustment for the purpose of reducing costs.

**Cubage**  
29,023 Cu. Ft.

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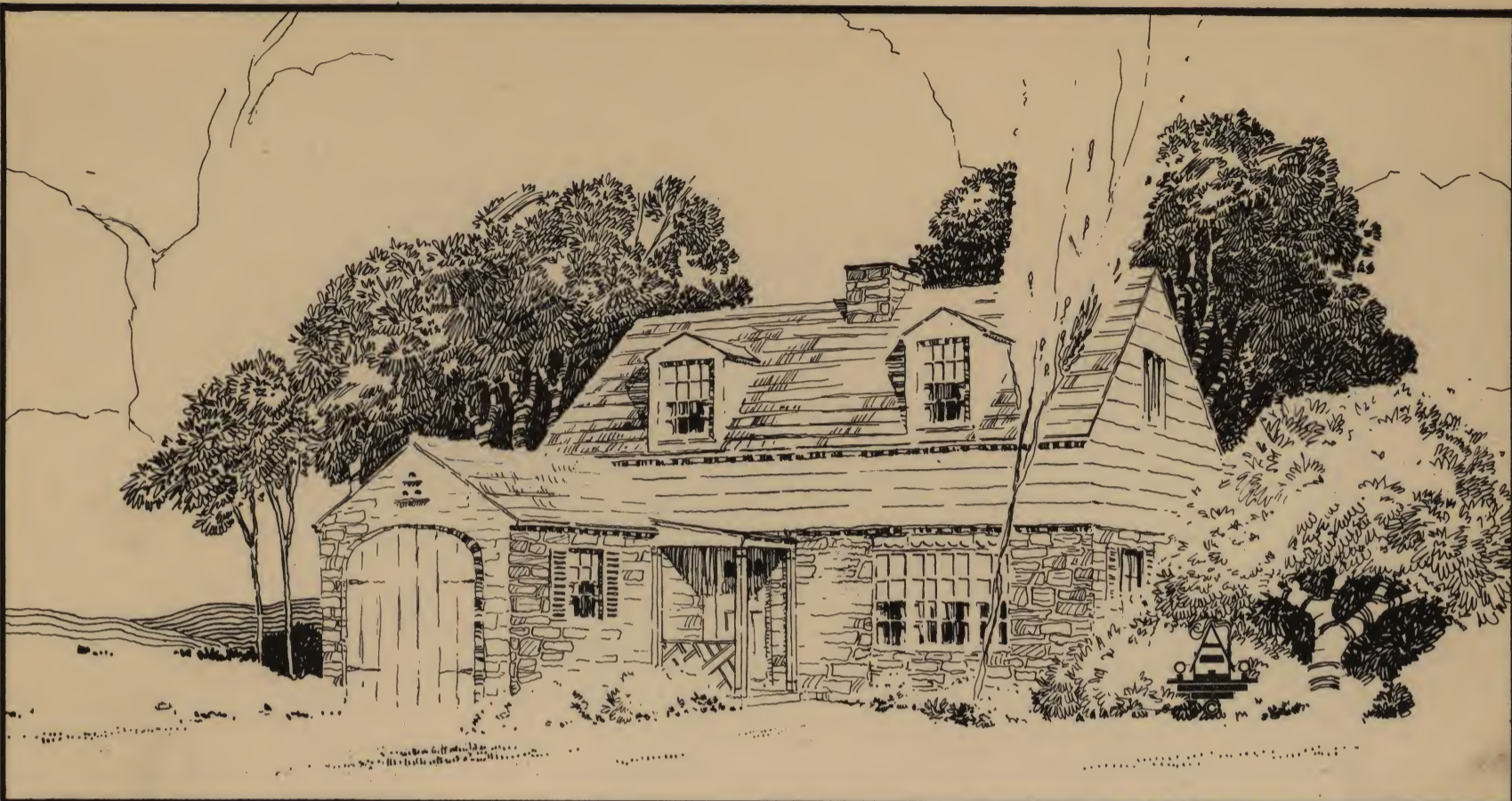
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DESIGN  
6-B-42

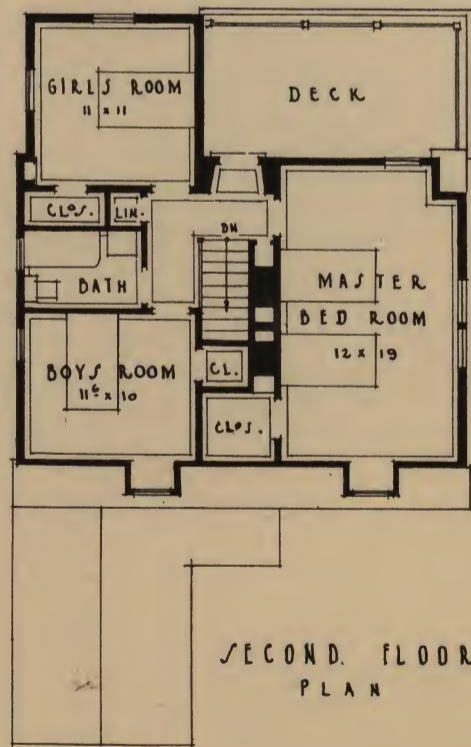
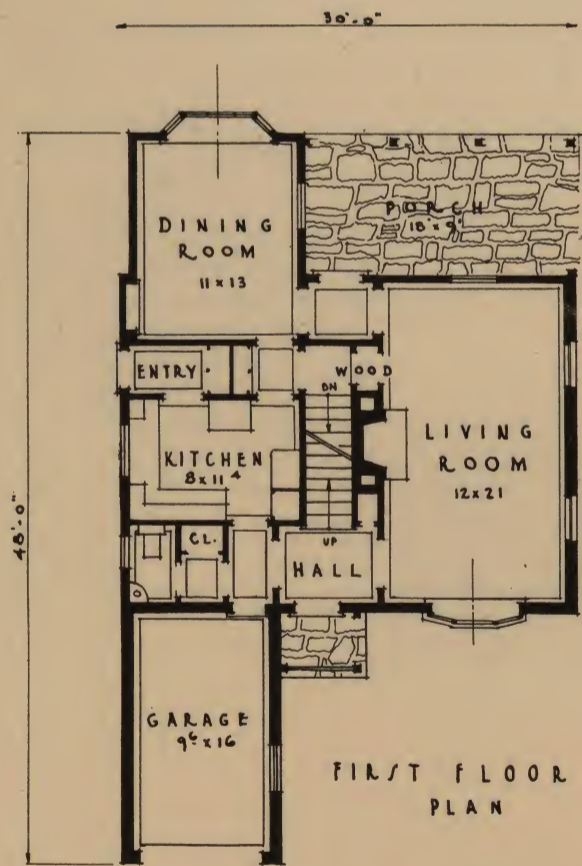








## GARAGE ATTACHED



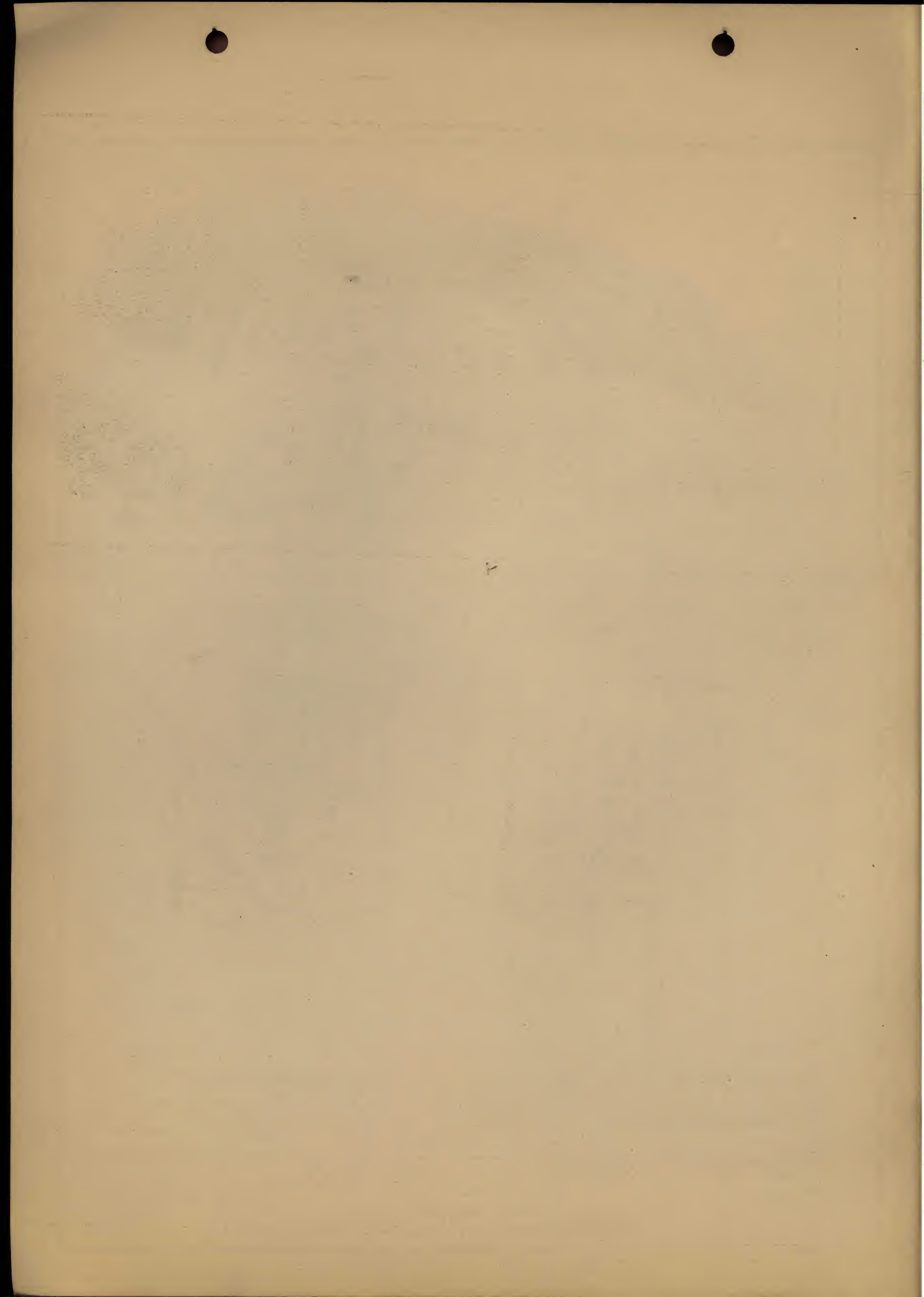
SCALE - 0 5 10 15 20

**Construction:** Stone or stone veneer in the first story, rough siding in the second story.

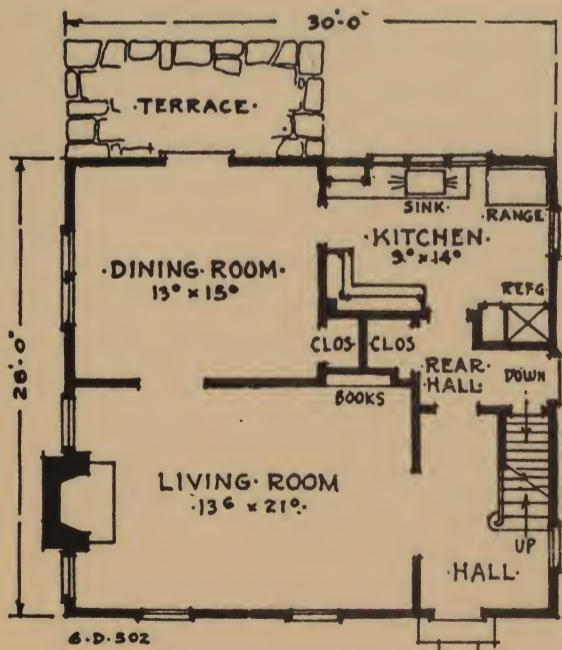
**Ceiling heights:** First story 8'6", second story 8'.

<b>Cubage</b> House 20,053 Cu. Ft. Porch 1,755 Cu. Ft. Total 21,808 Cu. Ft.	<b>SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI</b> Office of the Secretary 411 Security Building      Saint Louis, Missouri	<b>DESIGN 6-D-48</b>	





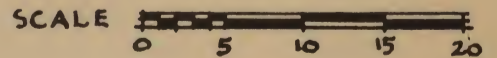
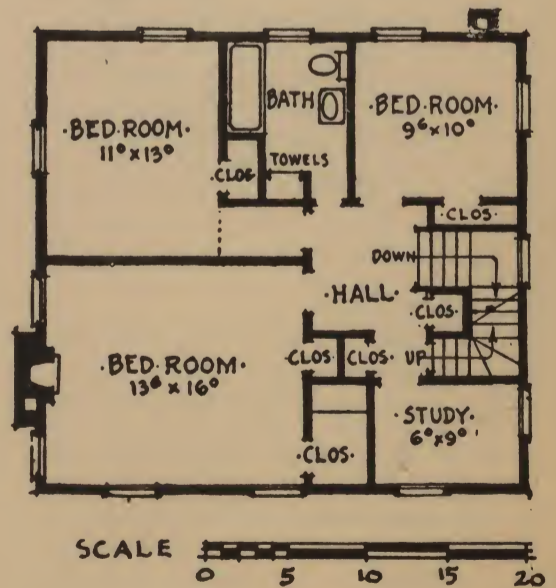




Construction:  
Wood frame.

Exterior finish:  
Siding or shingles.

Ceiling height:  
First story 8'.  
Second story 8'.



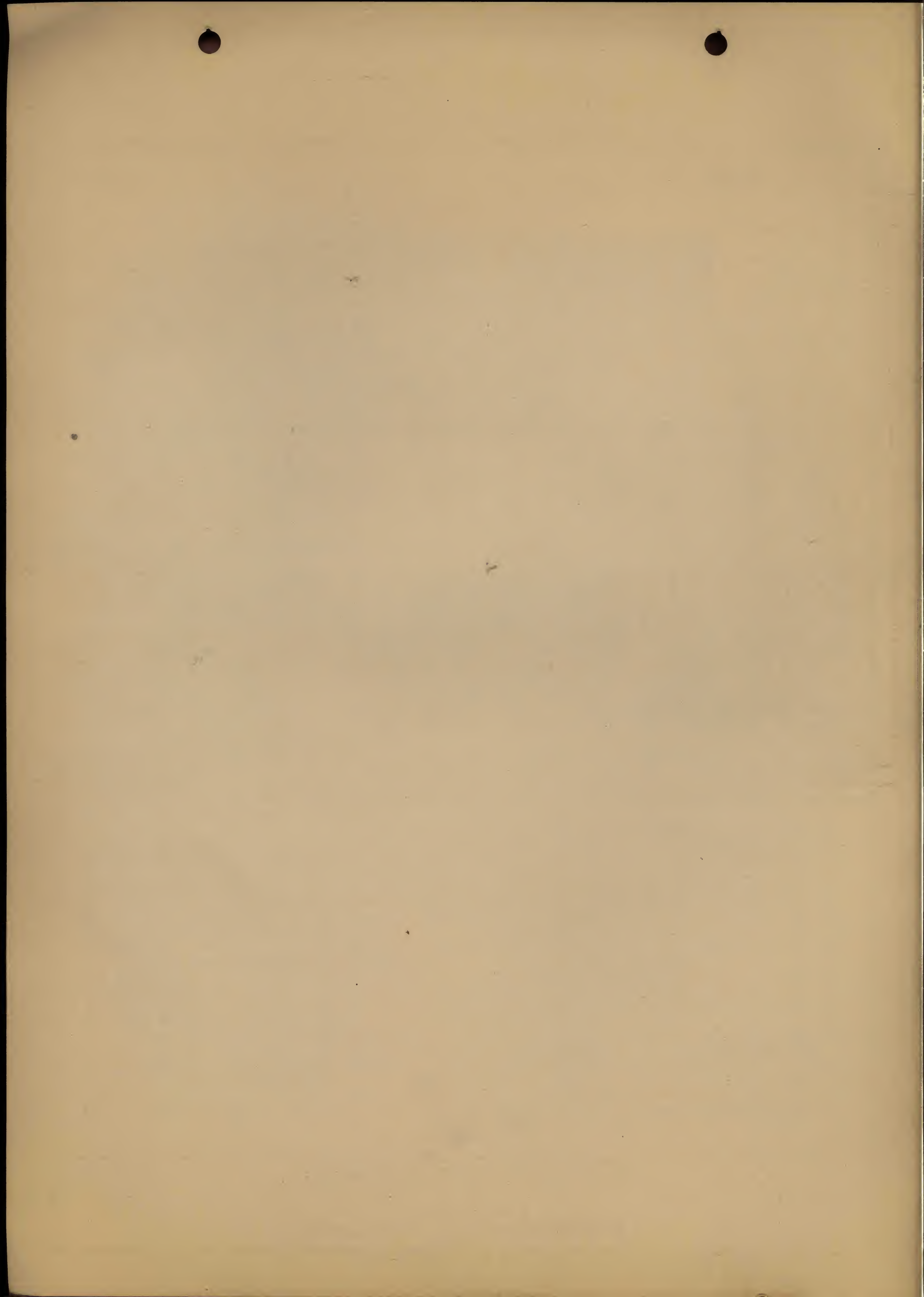
Cubage  
26,602 Cu. Ft.

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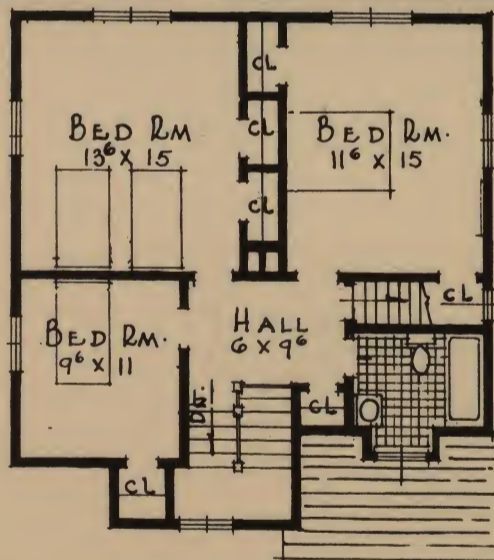
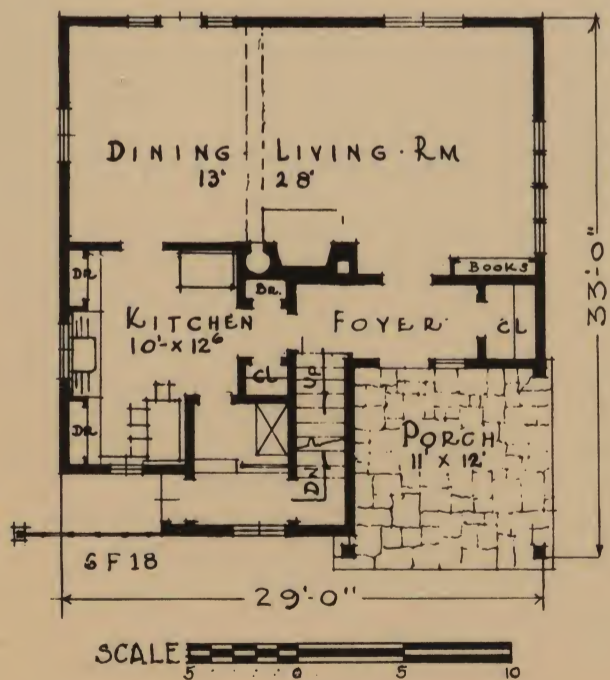








## SIX ROOM HOUSE FOR NORTH FACING



**Construction:** Wood frame.

**Exterior finish:** Stucco, shingles above second story level.

**Ceiling height:** First story 8', second story 7'6".

The plan type is a combined living and dining room one. The plan has special desirability for a north facing lot. Dining space may be arranged in the kitchen. There is space for a downstairs lavatory in the coat room off the vestibule.

### Cubage

House 19,863 Cu. Ft.  
 Porch 928 Cu. Ft.  
 Total 20,791 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

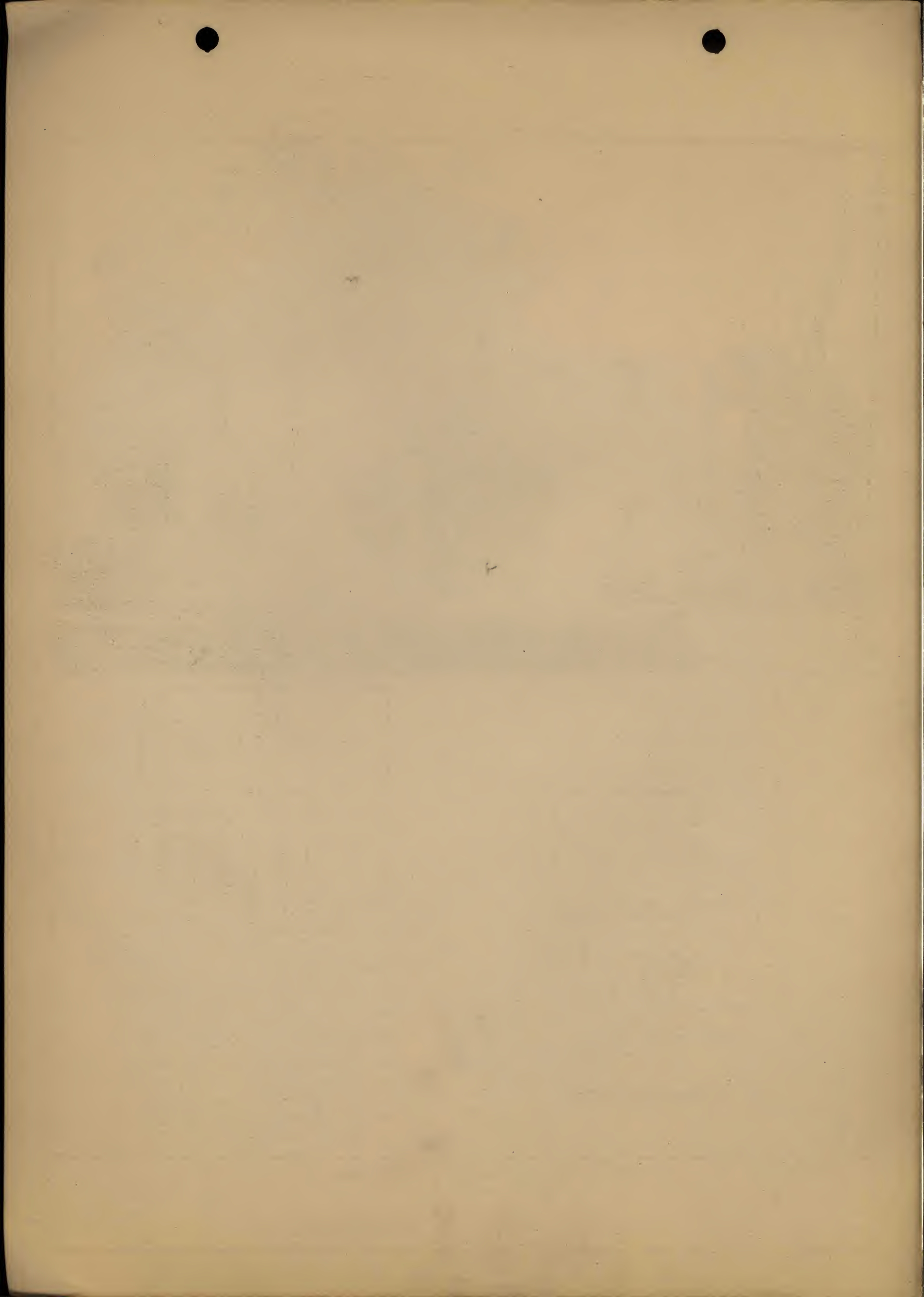
Office of the Secretary

411 Security Building

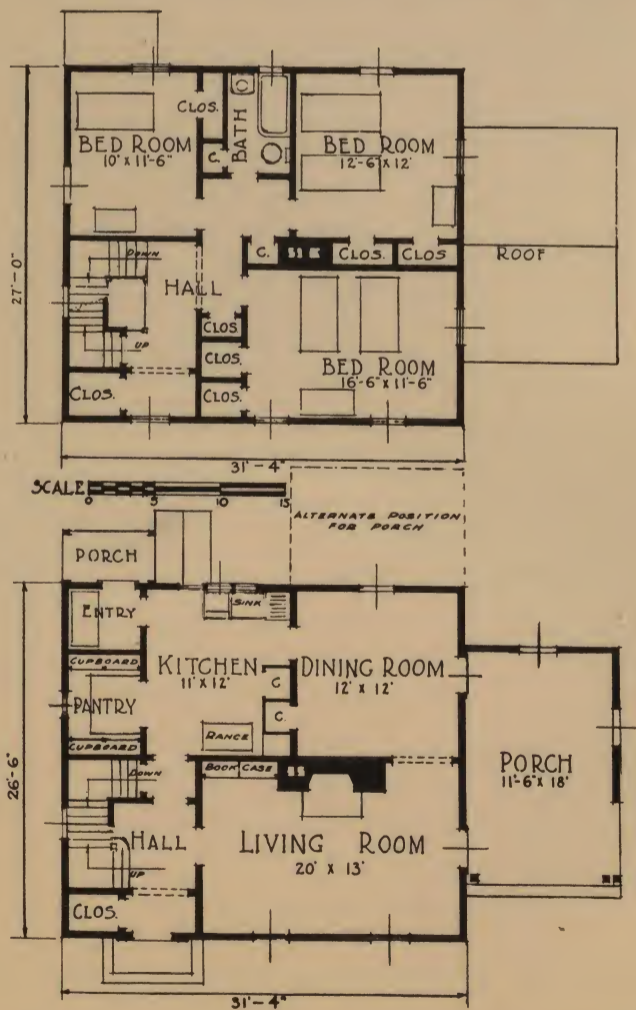
Saint Louis, Missouri

DESIGN  
 6-F-18









## COLONIAL WITH SECOND STORY OVERHANG

**Construction:** Wood frame.

**Exterior finish:** Siding or shingles.

**Ceiling heights:** First story 7'8", second story 7'3".

Adapted to the inside lot, this plan provides a living room across the front. The porch may be omitted or placed at the rear. A stairway to the attic is provided in the upper hall. A breakfast nook may be substituted for the pantry if desired and the kitchen in any case rearranged to suit individual needs. The second story overhang in front is six inches deep.

### Cubage

House	26,400 Cu. Ft.
Porch	1,940 Cu. Ft.
<b>Total</b>	<b>28,340 Cu. Ft.</b>

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

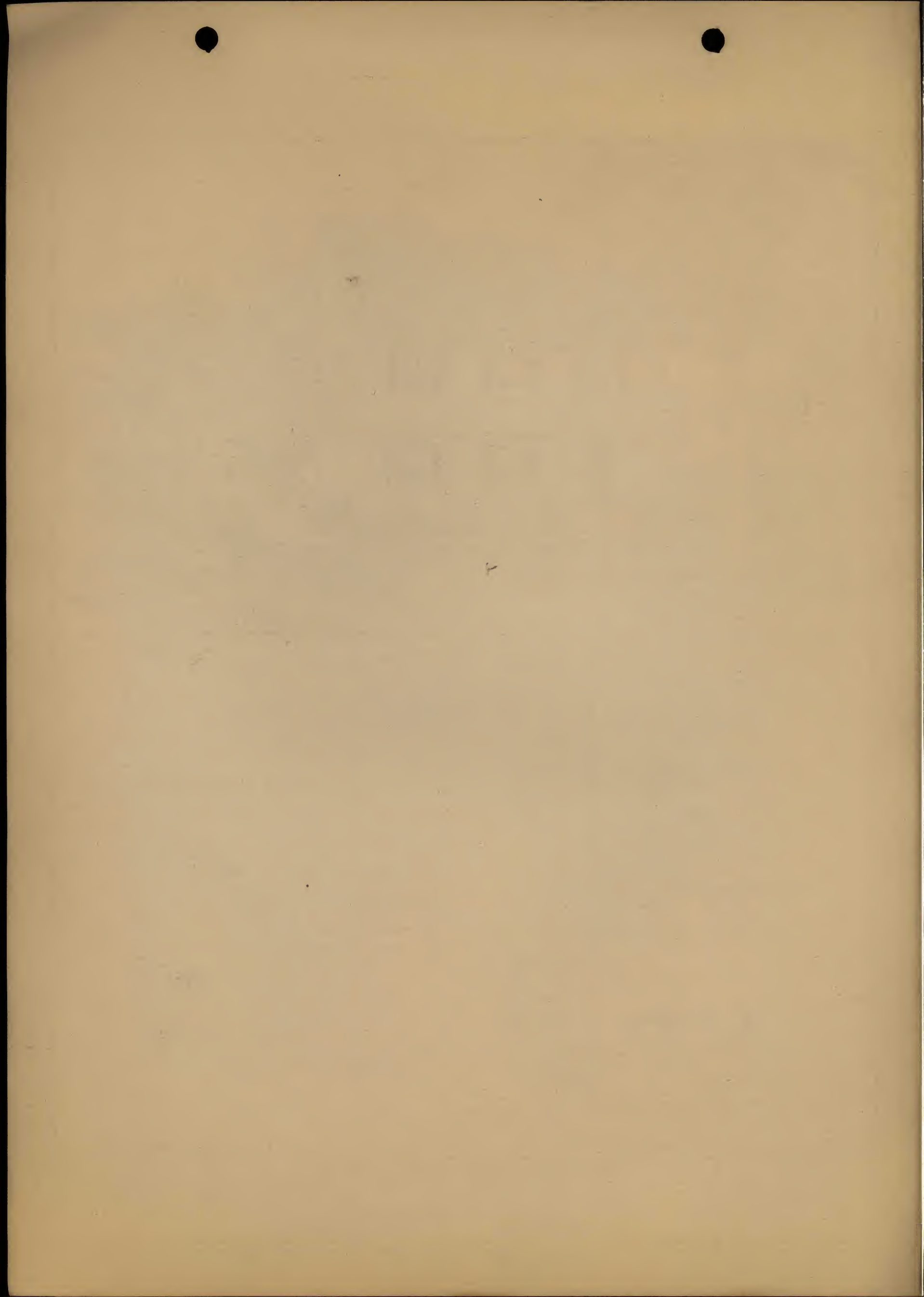
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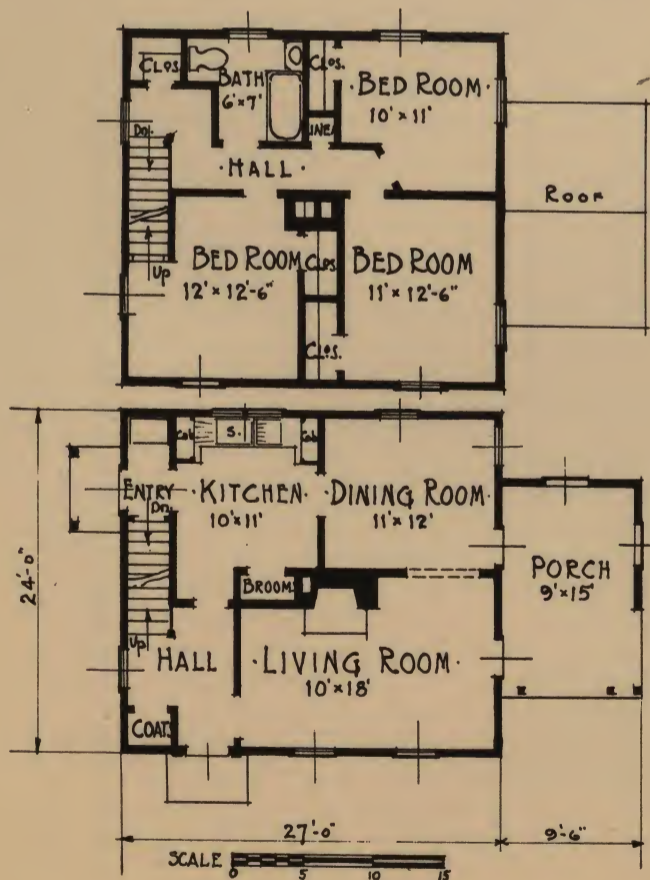
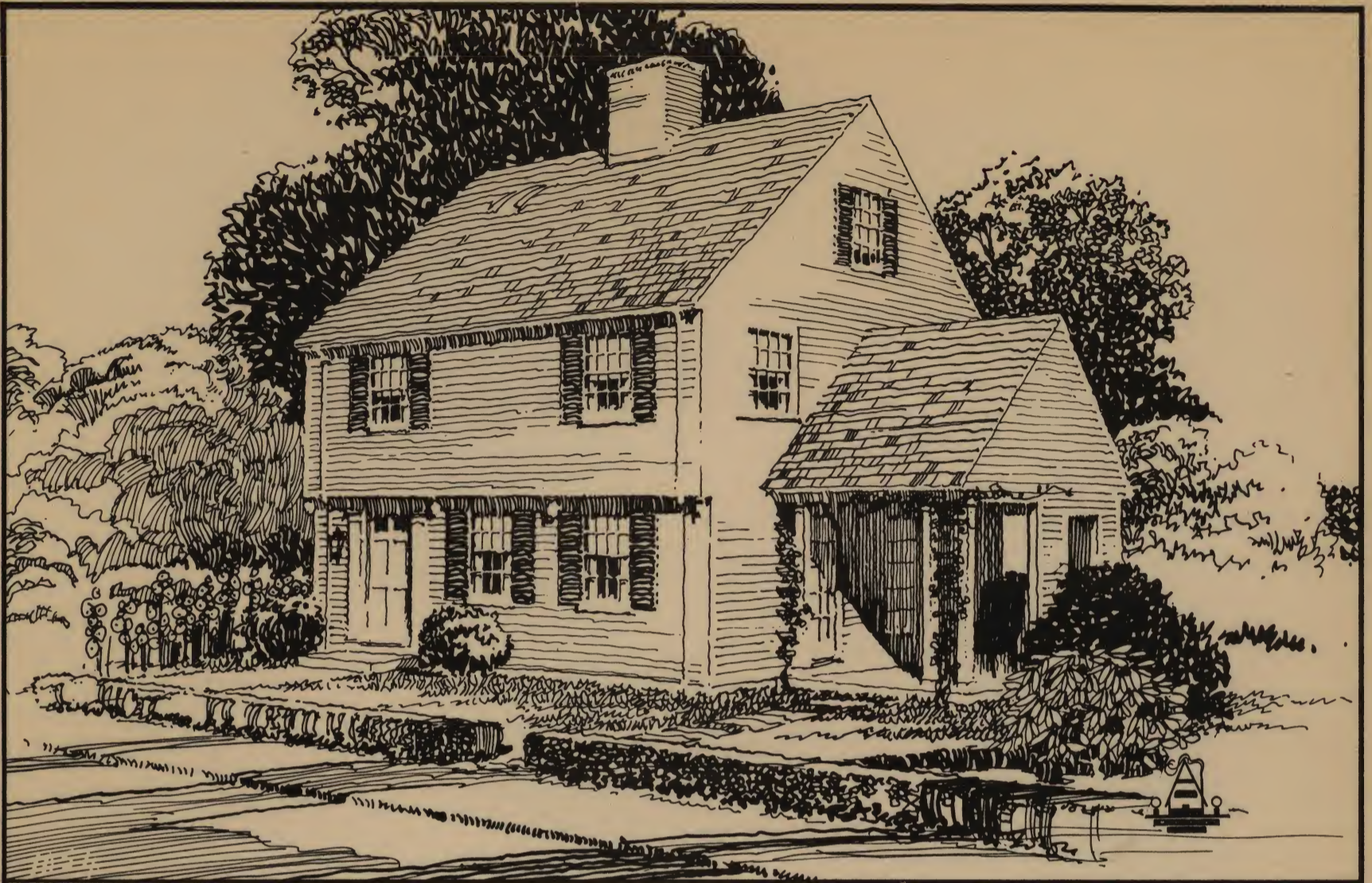
Saint Louis, Missouri

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6-G-2









## TWO STORY NEW ENGLAND TYPE

**Construction:** Wood frame.

**Exterior finish:** Siding or shingles.

**Ceiling height:** First story 7'4", second story 7'.

On the narrow lot the porch may be located at the rear or it may be omitted to reduce costs. The fireplace may also be omitted. A stairway to a generous attic is provided in a front bedroom. The second-story projects at the front six inches beyond the first story, and is ornamented with molded drops.

### Cubage

House 18,800 Cu. Ft.  
Porch 1,225 Cu. Ft.  
Total 20,025 Cu. Ft.

### SMALL HOUSE ARCHITECTURAL SERVICE OF EASTERN MISSOURI

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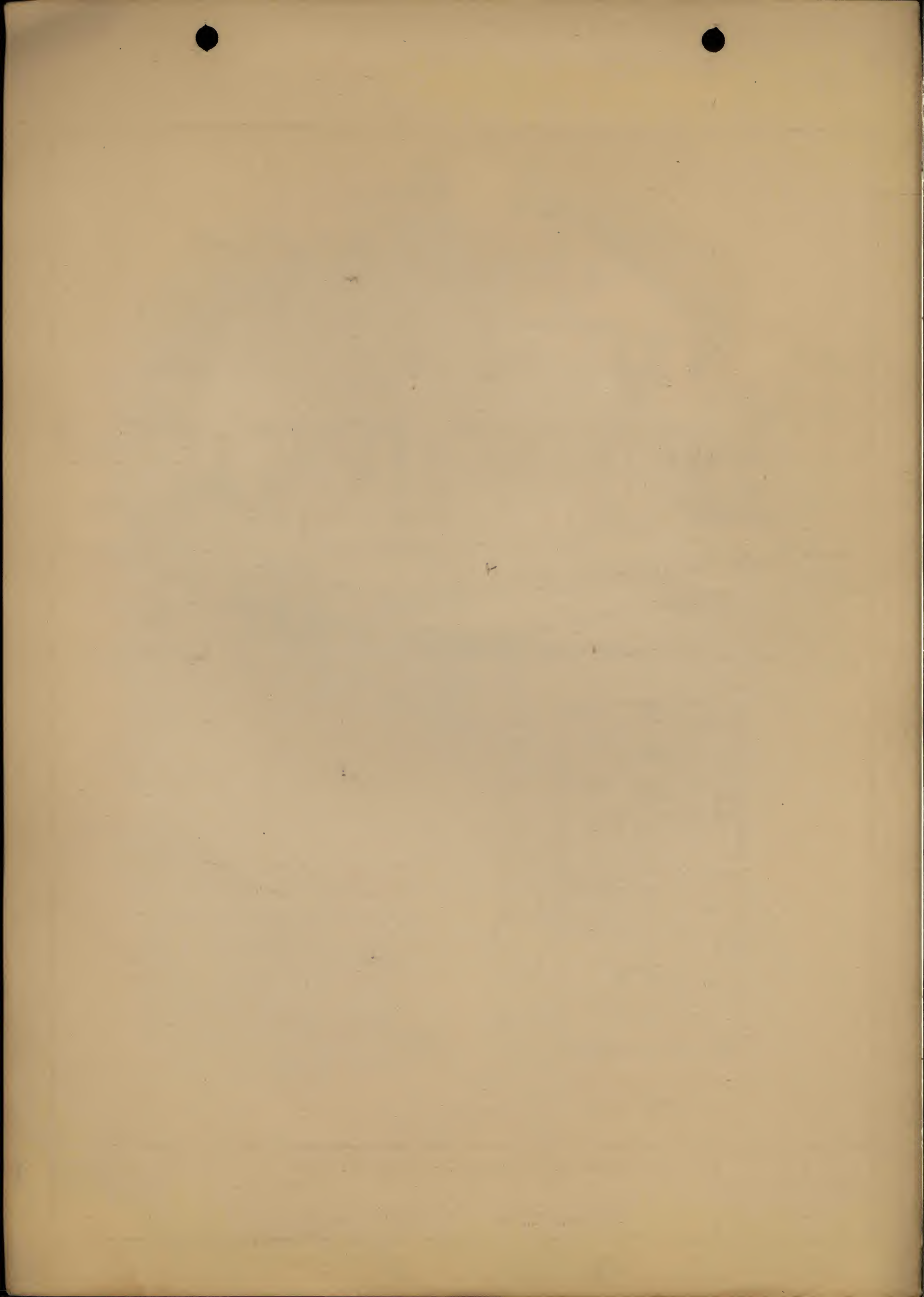
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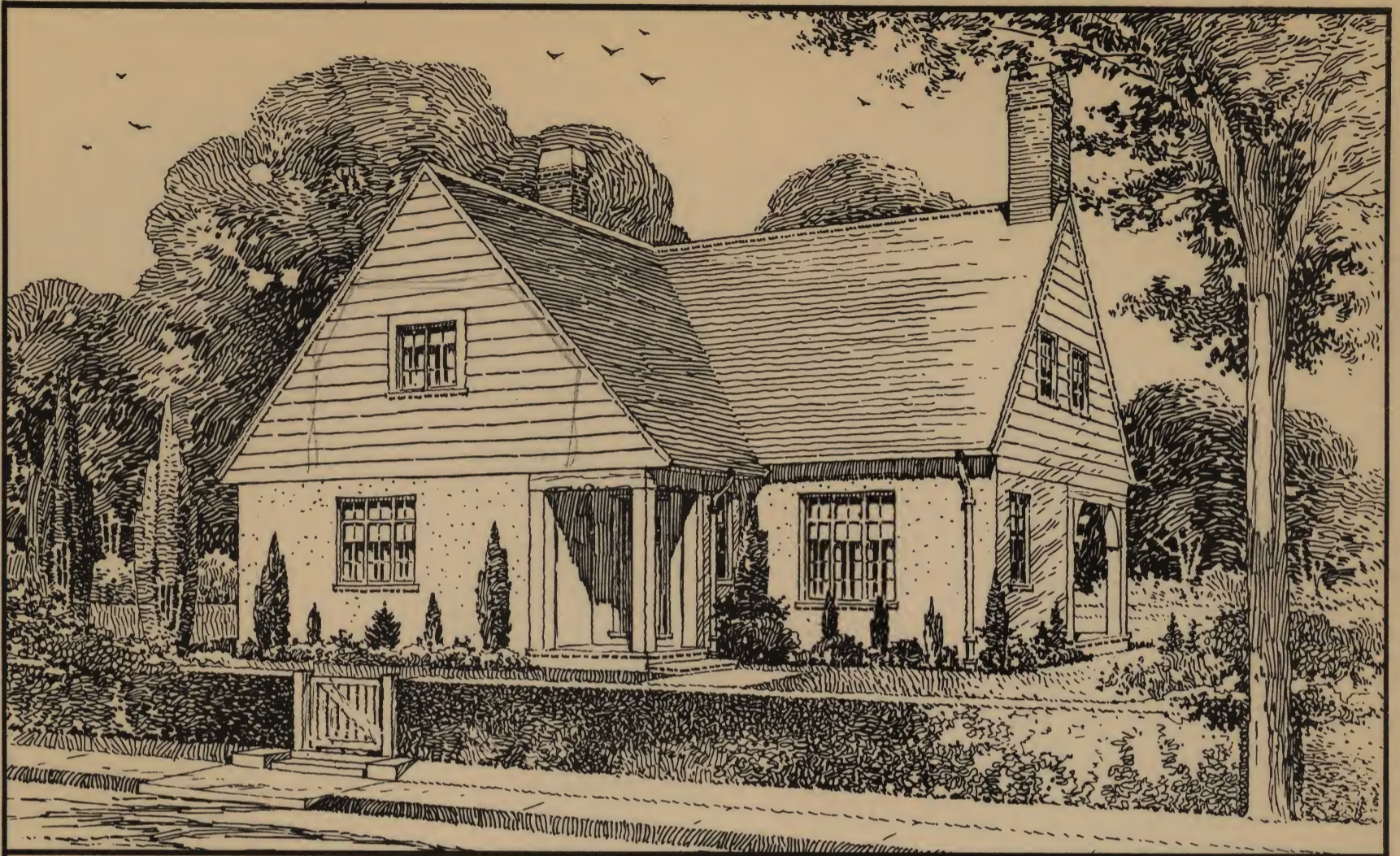
DESIGN

6-G-7

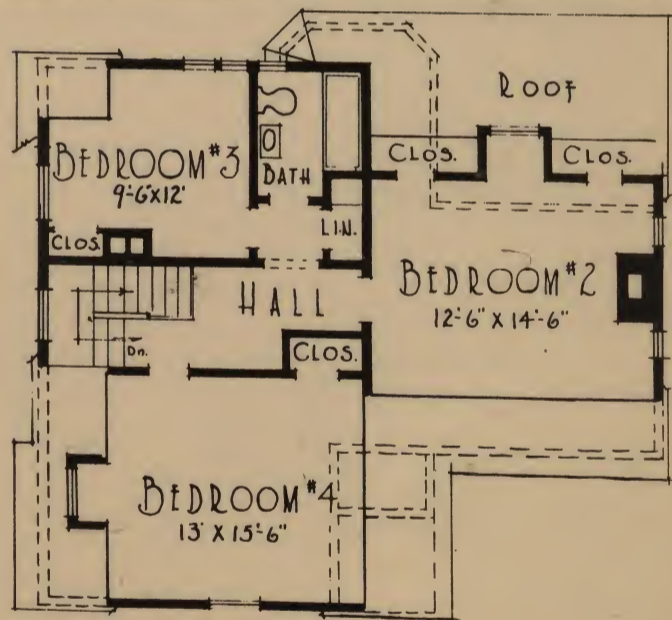
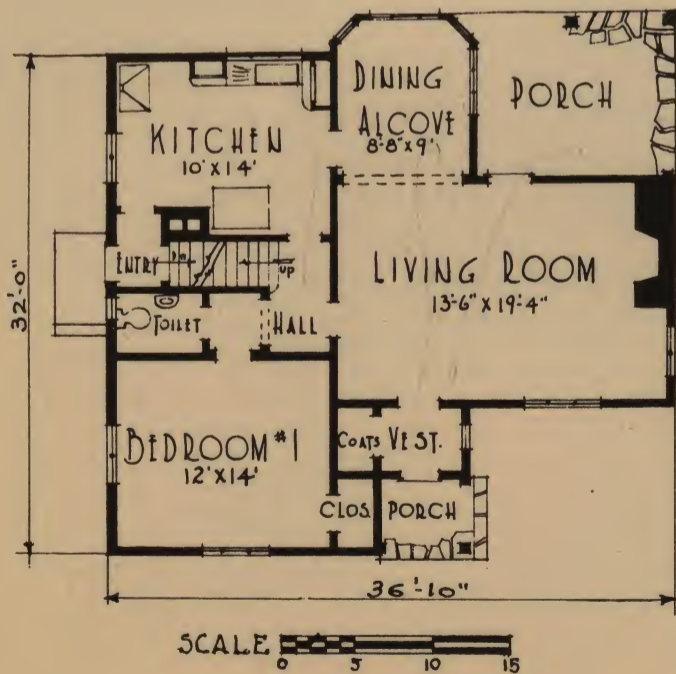








## SIX ROOM HOUSE OF ENGLISH TYPE



**Construction:** Wood frame.

**Exterior finish:** Stucco to second story level, rough siding above.

**Ceiling height:** First story 7'6", second story 7'4".

Working drawings provide alternate details for complete bath opening from downstairs bedroom. Dining alcove may be increased in size. Bedroom ceilings are clipped from a height of 4'6". There is no space in the attic and no stairway is provided.

### Cubage

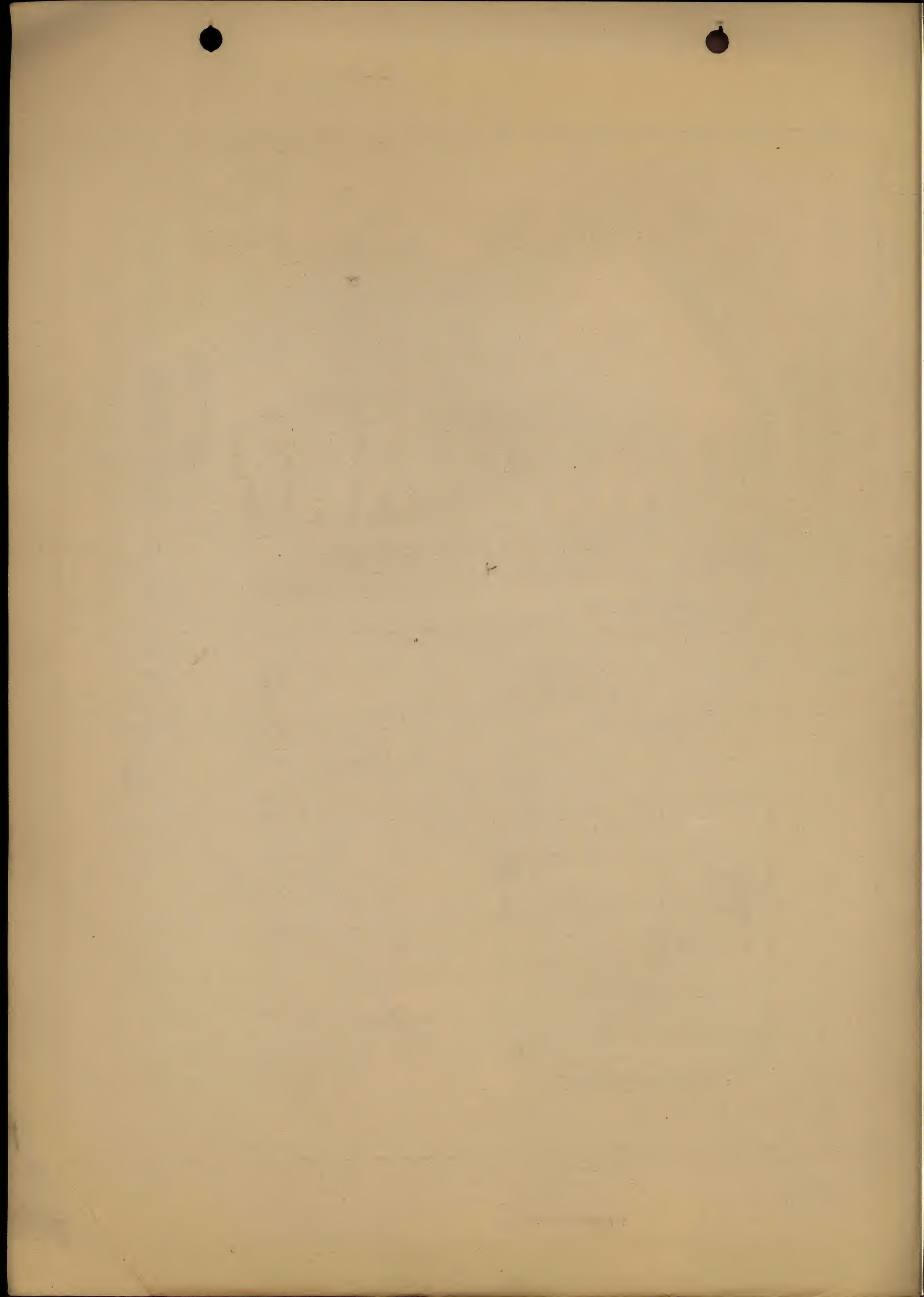
House 21,380 Cu. Ft.  
Porches 1,725 Cu. Ft.  
Total 23,105 Cu. Ft.

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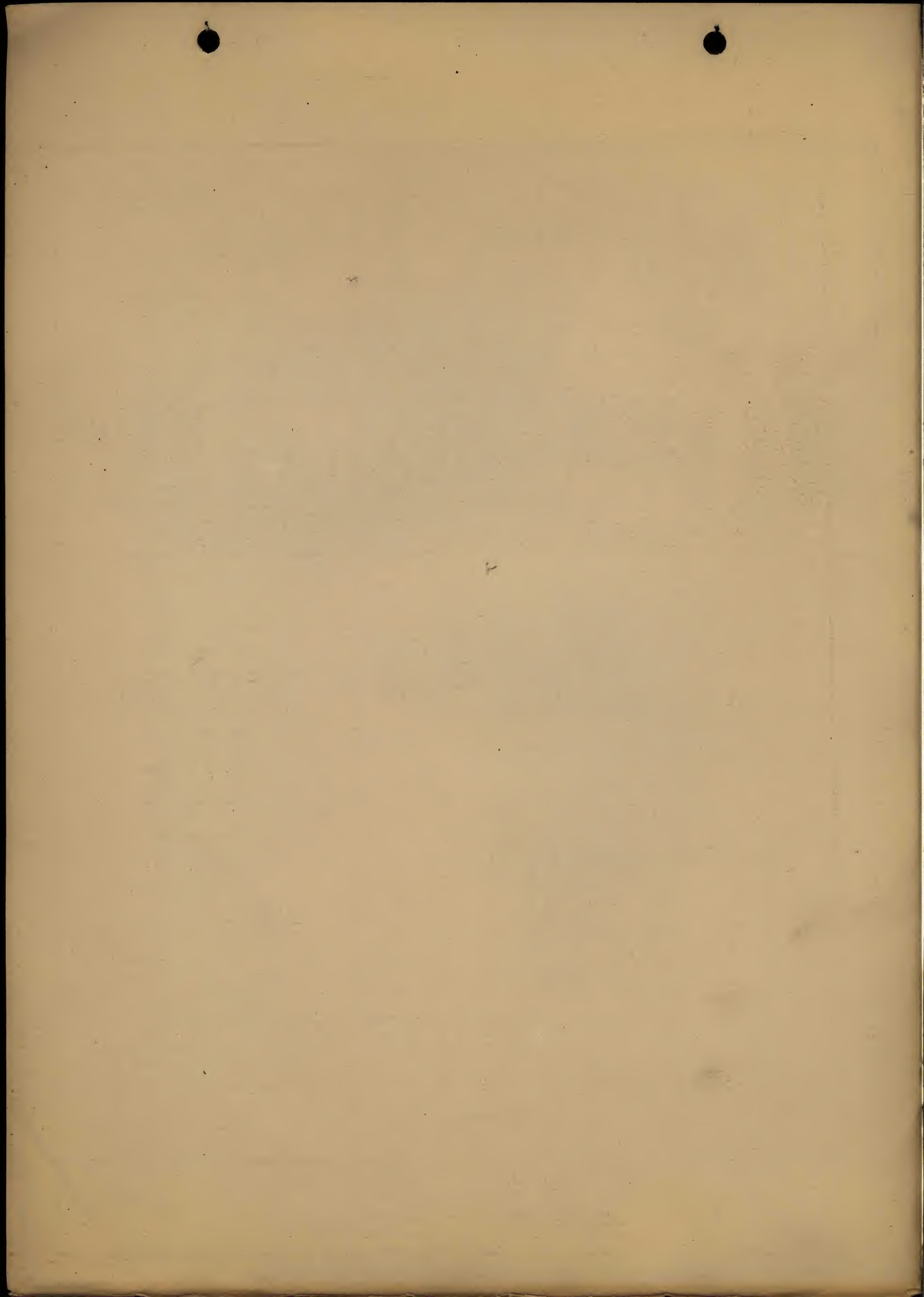




















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